



MOORE ALLEN
& INNOCENT

THE TWELVE BELLS PUBLIC HOUSE

12 LEWIS LANE
CIRENCESTER
GL7 1EA

A beautiful Grade II listed, traditional public house providing both wet trade and food offering, with 3-bedroom living accommodation on the upper floors. The pub is situated in the centre of the historic town of Cirencester and benefits from parking, a holiday letting enterprise, and an attractive beer garden. It is suited to either continued licenced trade uses, or residential conversion (STP).

The Pub – Ground Floor & Basement

- Bar Area
- Several Dining Rooms (40 Covers)
- Toilets
- Kitchen
- Cellar
- 1 Bed Holiday Lodge
- Beer garden
- Car park

Private Accommodation – 1st and 2nd floors

- Three Double Bedrooms
- Spacious bathroom
- Kitchen Diner
- Living room
- Utility & Cloakroom

GUIDE:

OIEO £575,000 (FREEHOLD)



LOCATION

Cirencester, the "Capital of the Cotswolds," offers a prime location due to its rich history, vibrant local community, and strong tourist market. The town attracts history enthusiasts and visitors exploring the Cotswolds' scenic beauty. With regular markets, nearby attractions, and events, there's steady foot traffic.

The presence of the Royal Agricultural University adds a youthful demographic, while the affluent local population ensures spending power. Cirencester's charming architecture and food culture enhance its appeal, making it an ideal spot for a thriving pub that serves both locals and tourists alike.

THE PROPERTY

Public House

A charming, detached Cotswold stone public house. The premises is well looked after and has benefitted greatly from refurbishment by the current owners. The pub accommodation comprises the entirety of the ground floor and extends to 40 covers. There is a bar, multiple seating areas, toilets and a compact commercial kitchen. In regards wet trade facilities, there is a cellar which features cooling areas for drinks and direct access to the street via a trapdoor.

Residential Accommodation

The living area occupies both the first and second floors. This also benefits from considerable refurbishment and modernisation. The first-floor accommodation comprises; a cozy reception room, a well-appointed kitchen/diner with all the essentials and a decadent family bathroom with a spacious walk-in shower and bathtub. The second floor consists of three large Bedrooms accessed via two separate staircases.

Outside

The Garden provides extra seating areas for the warmer months with parking for 3-4 vehicles to the front.

Holiday Let

To the rear of the garden is a recently constructed holiday unit which has an open-plan kitchen/lounge and a large double bedroom with its own ensuite. This element of the property provides a useful addition income with good rates of occupancy.

Conversion Potential

It is considered that there is significant potential for the conversion of the property to provide a substantial and attractive family home, with parking and garden, in an enviable town-centre location, (subject to the necessary consents being obtained).

GUIDE PRICE: OIEO £575,000 (FREEHOLD)

12 Lewis Lane, Cirencester, GL7 1EA

Approximate Area = 2667 sq ft / 247.7 sq m

Limited Use Area(s) = 35 sq ft / 3.2 sq m

Lodge = 406 sq ft / 37.7 sq m

Total = 3108 sq ft / 288.6 sq m

For identification only - Not to scale



ADDITIONAL INFORMATION

Services: We understand that mains electricity, water, gas and sewerage are connected to the property.

Town and County Planning: The building is grade II listed.

Tenure: The property is offered freehold with vacant possession upon completion.

Going concern: The property is available as a going concern, subject to separate negotiation concerning the fittings, goodwill, and the value of stock.

Non-Domestic Rates: The premises is assessed as having a rateable value of £5,750 in the 2023 Non-Domestic Rating lists.

Council Tax Band; B, Mixed use.

EPC: TBC

Local Authority: Cotswold District Council.

DIRECTIONS

The property is located at 12 Lewis Lane which is in the centre of Cirencester: From the Market Place follow Dyer Street in an easterly direction and take the first right into North Way.

Follow North Way as it becomes South Way and proceed to the end of the road where it meets Lewis Lane.

Turning right onto Lewis Lane, the property can be found on the Left-hand side after approximately 100 yds.



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