



One Eyed Jacks

136 Barton Street, Gloucester, Gloucestershire, GL1 4EN

Freehold £550,000

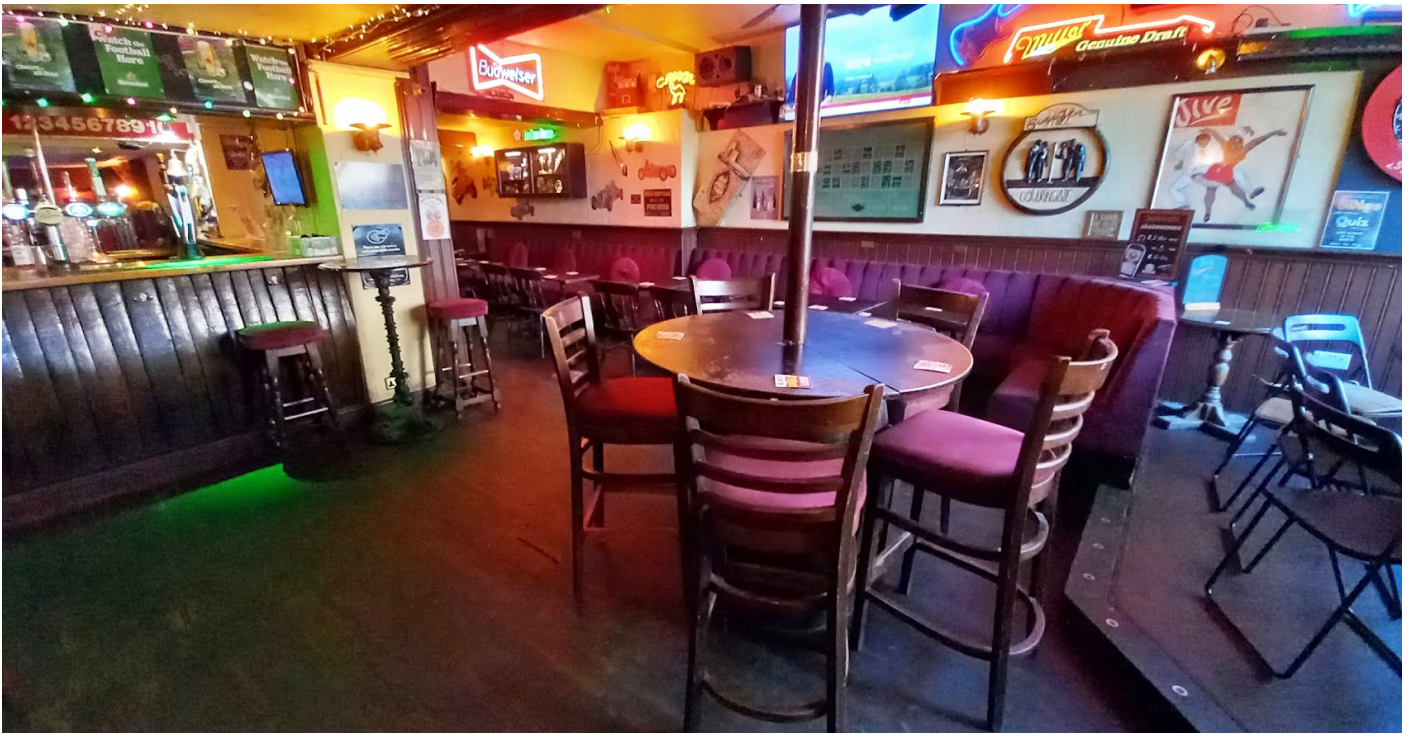
- Turnover £567,000 pa net of VAT
- 500 annual brewers barrels
- Up to 30 years in the same owners hands
- 3 section interconnecting, easy to operate bar areas
- 2/3 bedroom owners accommodation
- External trade area and car park

Ref: 2377

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SP Sidney
Phillips



LOCATION

The city of Gloucester stands on the banks of the River Severn on the edge of the Cotswolds. It is renowned for its 11th century cathedral and has an expanding population of 133,000 attracted by the city's beauty but also by its strategic location, standing alongside the M5 motorway from which it is accessed by three junctions being not far from the intersections with both the M50 and the M4 motorways.

The subject property, One Eyed Jacks, is a well established community freehouse located in the heart of the city in a residential area. It has a high level of trade, well established over the 30 years of our clients ownership. It is one of the highest trading freehouses within the city. It offers easy to operate bar areas, owners accommodation, good external areas and a high level of trade based purely on wet sales with its annual barrelage of 500. It is well presented and maintained, and is briefly described as follows:

TRADE AREAS

Entrance vestibule provides access into MAIN BAR area which has boarded floors throughout and split levels, the trading areas are around a central bar servery which has featured bowed boarded frontage giving a traditional beer barrel effect to the counter. The room has a fixed ribbed draylon upholstered seating, traditional chairs and tables currently to accommodate seated 40+ customers. Rear LOUNGE with counter to central servery having ladderback chairs and some fixed seating for 36 or so customers and standing space for more. Feature fireplace with real effect gas fire installed. To the rear is a GAMES AREA with skittle alley, with woodsprung alley and are turn shoot and further seating for 18 or so customers, and a run of gaming machines. Double door access onto rear TRADE GARDEN. Set of ladies, gentlemen's and disabled CUSTOMER TOILETS.

At basement level is a two section BEER CELLAR. Delivery access is from the side of the premises.

OWNERS ACCOMMODATION

At first floor is the owners accommodation comprising of three BEDROOMS, two double and one single (used as an OFFICE), private LOUNGE, domestic KITCHEN with fitted units and separate SHOWER ROOM.

EXTERNAL

To the rear of the property is an L-shaped TRADE GARDEN, covered in two sections and providing seating for 60 or so customers. There is a lined tarmac CAR PARK with space for 7 vehicles and also a raised bike rack.



THE BUSINESS

Our client has operated the business for 30 years and One Eyed Jacks is without doubt one of the best established highest trading freehouses in the city of Gloucester.

Accounts for year ended 30 September 2024 show takings net of VAT of £566,523. A gross profit of 64% is achieved and this trade is almost derived purely from wet sales, although there is a healthy amount of machine income.

The strength of the wet sales/local custom is highlighted by the annual barrelage figures that exceed 500 per annum. This would make the property of particular interest to pub companies, multiple operators and both local and regional brewers.

LICENCE

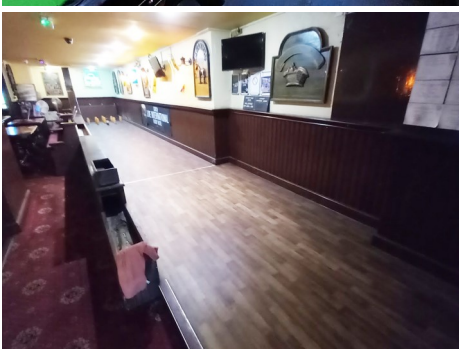
A full Premises Licence is held.

Permitted to retail between the hours of 07:00—00:00 7 days per week.

SERVICES

All mains services are connected.

Local Authority: Gloucester City Council

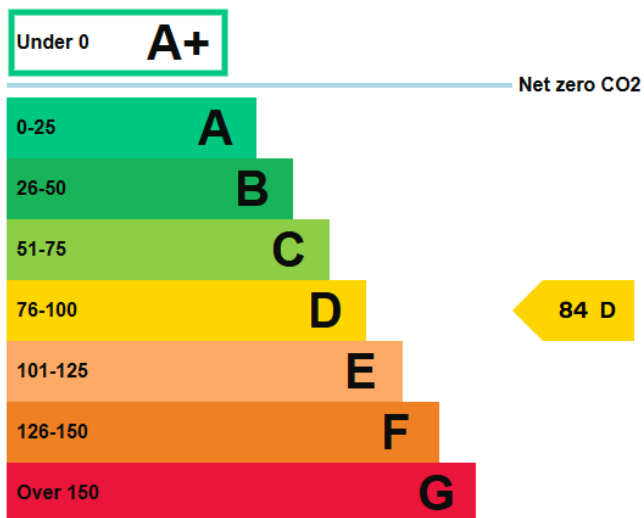
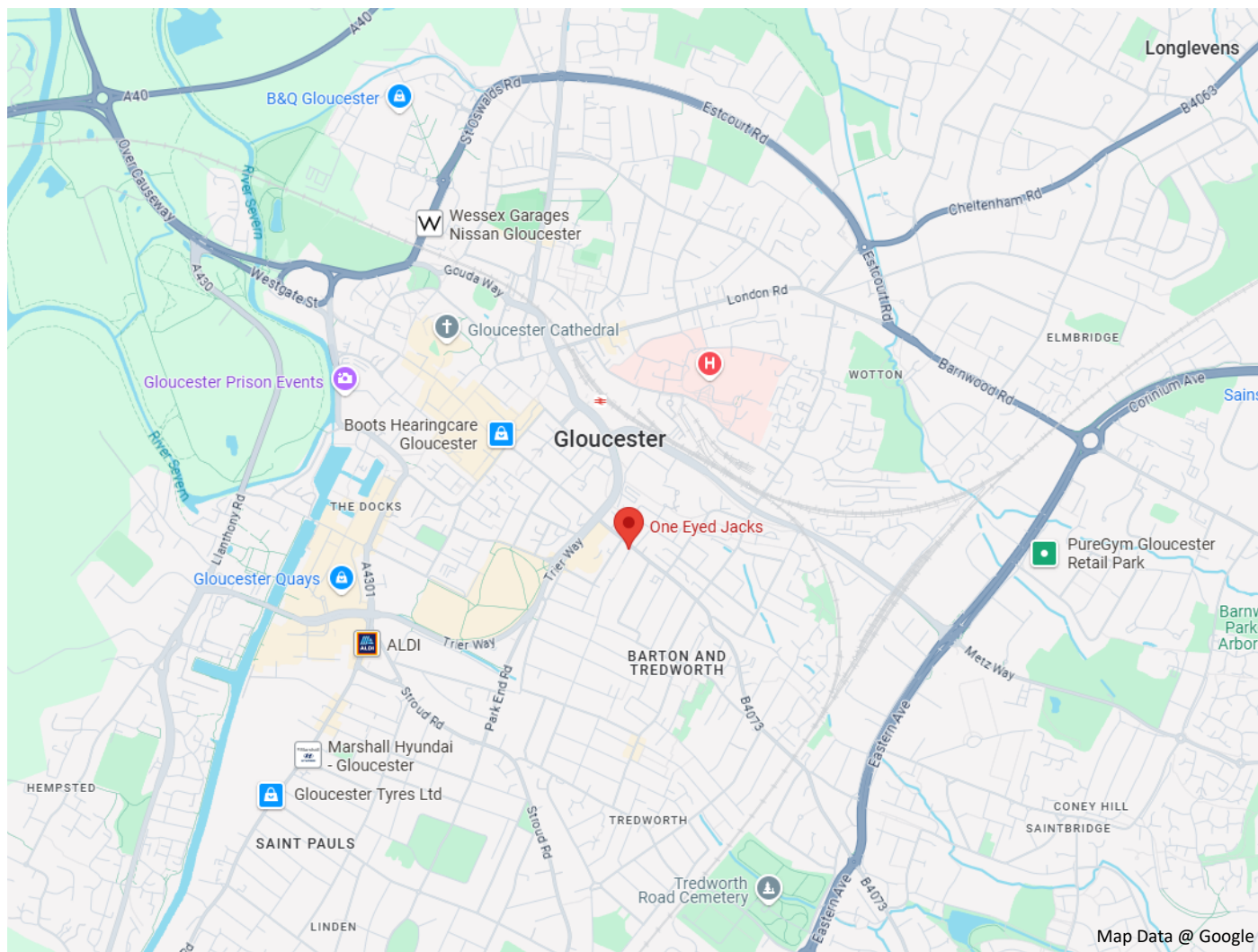


TENURE & PRICE

FREEHOLD £550,000 to include goodwill and fixtures & fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: 0930-6970-0333-2730-6064

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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