

# Linden Tree Gloucester

## Introduction

The Linden Tree sits on the A38 Bristol Road heading into Gloucester and is within walking distance of the historic dockyards and the Gloucester Quays shopping centre. It is ideally situated for local primary and secondary schools and is a short distance from the centre of Gloucester.

This imposing building covers 3 floors, with 7 letting rooms and a skittle alley and is very popular with the local community.



## Trading potential

The Linden tree sits in our “Neighbourhood” segment and would benefit from a business partner who would become a key member of the community, have a knowledge of running and controlling letting rooms, and has a passion for cask ales in an already strong wet trade, whilst developing a menu that would run with this outlet.

The Linden tree will benefit from brewery investment to the bar area and letting rooms.

## Trade Areas

The main bar area is a long ‘L’ shape and to the front takes you past a double sided open fire place to a lovely snug area with comfy arm chairs. With seating for approximately 45 the bar area leads through to a skittle alley (for which they currently have 5 teams) and has seating for 20 which could be easily utilized for private functions. To the rear there is access from the bar to a small patio area which has a heated parasol and 3 wooden benches. There is also a patio with bench seating to the front of the property.

Ancillary trade areas include ladies and gents WC’s, trade kitchen and ground floor cellar.

The Linden Tree benefits from 7 letting rooms, and whilst the current business partner has a good occupancy rate, this could be enhanced by a menu change and upgrade that would help attract tourists, families and business travelers alike. Continue to maintain and build on an already strong wet trade. The letting rooms are accessed through the main bar area as well as a night entrance to the side of the building

## Domestic Accommodation

The spacious private accommodation is over three floors and comprises a lounge, 3 double bedrooms, office and two bathrooms. It also benefits from a private entrance and private parking.



## Capital Required

<b>Fixtures &amp; Fittings</b> estimated to be	TBA
<b>Stock</b> estimated to be	£4,000
<b>Security Deposit</b>	£8,000
<b>Minimum working capital required</b>	£5,000
<b>Total (circa)</b> without fixtures & fittings	£17,000