

The Bayshill, 85 St Georges Place, Cheltenham, GL50 3PP

INTRODUCTION

The Bayshill is situated in St George's Place, at the heart of Cheltenham town centre. A fantastic family friendly pub, offering a large beer garden with coffee shop and serving traditional homecooked food. There is also a separate function room with bar and skittle alley.

TRADING POTENTIAL

The Bayshill sits is a favourable town centre location and is just 7 minutes away from the must visit Cheltenham racecourse. The racecourse hosts fixtures and festivals throughout the year, the Bayshill often is one of the ideal places to go before and after race events. This pub offers a friendly atmosphere, with commodious space for diners and drinkers, historically called "a proper pub" by its locals. There is something for everyone to enjoy, the ever popular live music events, function room hire and the outside kitchen, coffee and ice cream shack located the bustling beer garden.

PRIVATE ACCOMODATION

The two bedroom living accommodation is in good condition, ideal for a couple or small family. It benifits from bathroom, kitchen and lounge.

TRADE AREAS

The pub offers a large beer garden which can seat up to 130 people, a spacious restaurant with space for 60-70 people. A fully equipped trade kitchen and toilets are all ground floor level. A function room with Skittle alley makes a great addition to this pub. The garage has been converted into a fully functioning outside kitchen. This pairs well with gardens coffee shop and ice cream shack.

The pub offers a large beer garden which can seat up to 130 people, with a mixture of bench seating and barrel tables. A converted outside kitchen, coffee shop and ice cream shack.



FINANCIAL OVERVIEW

Ingoing costs:
Fixtures and Fittings: TBC
Deposit: £8,000
Working Capital: £8,000
Stock: £8,000

On going costs:
Guide Rent: £42,000 pa
Rateable Value: £35,500
Maintenance service agreement (MSA): £2,764 pa
Business support package: £1,560 pa

Please note brewers barrels (36gal)

Sales volumes	2023	2024	2025
Own Beer (brewers brls)	57.3	42.9	34.6
Foreign Beer (brewers brls)	170	146.6	59.5
Cider (brewers brls)	48.6	43.4	18.3
Total Beer & Cider (brewers brls)	275.9	232.9	112.4
Wine (ltr)	1,720	1,590	593
Spirits (ltr)	326	418	192
Minerals (ltr)	2,133	1,807	1,020
Total W/S/M (ltr)	4,179	3,815	1,805