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 is popular with race goers, with the racecourse hosting festivals throughout the year. The pub sits in a great town centre location, in a town that is a very popular shopping destination. The beer garden is fantastic for events as well as the additional benefit of a having a function room both provide great opportunity for revenue.

EXTERNAL AREAS

The pub offers a large beer garden which can seat up to 130 people, with a mixture of bench seating and barrel tables. The garage has been converted into a fully functioning outside kitchen. This pairs well with the gardens coffee shop and ice cream shack.

TRADE AREAS

Inside can seat approx. 65 throughout its spacious restaurant and L shaped bar area. One bar serving both sides of the pub with access from the restaurant and the front bar. 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.

PRIVATE ACCOMODATION

Two bedroom living accommodation, with bathroom, kitchen and lounge.

FINANCIAL OVERVIEW

Estimated ingoing costs:
Fixtures and Fittings: TBC
Deposit: £8,000
Working Capital: £8,000
Stock: £6,000

On going costs:
Guide Rent: £42,000
Business rates payable: £8,982 pa
(From April 2025 - including government relief)
Maintenance service agreement (MSA): £2,362pa
Business support package: £1,560 Per annum.

Sales volumes	2022	2023	2024
Own Beer	62	57	43
Foreign Beer	195	170	145
Cider	62	49	43
Total Beer & Cider	319	276	231
Wine (ltr)	12	11	10
Spirits (ltr)	3.5	2	2.5
Minerals (ltr)	17.5	13	11
Total W/S/M (ltr)	33	26	23.5

Please note all are measured in brewers barrels