



# FOR SALE

**STAR INN**

STAR GREEN, MAIN RD, WHITESHILL, STROUD GL6 6AE

Offers in the region of  
**£300,000 – Freehold**



## SUMMARY

- Pretty and characterful 17th century Cotswolds inn with 60 covers
- Well known for the superb views from the beer garden
- 3 letting rooms (2 under construction)
- Owners en suite accommodation





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The Star is a super community pub that attracts a wider audience too. Customers enjoy the cosy bar with its beams and woodburning stove and also the conservatory extension that looks out across the beer garden towards the superb view down the Stroud valley that is a real talking point. This is a super business opportunity and work is underway to separate Star Cottage (described in detail below). This will create two letting bedrooms within the pub to replace the two currently in the cottage plus there is a top floor owners suite too making The Star a really good package for either retiring publicans seeking a smaller business or for those starting out in their first business in the trade willing to do some work to finish off the property to the standard they would like.

Whiteshill sits above the busy town of Stroud on the northern side. It has only this one pub and is close to the Cotswold Way. This part of Gloucestershire has much to commend it with the glorious countryside of course but also the commercial hustle and bustle of a major town too. The Star is prominently

located on the road, unmissable as you drive out from Stroud, its handsome Cotswold stone façade having welcomed people for over 300 years.

The property has been significantly upgraded since our client purchased it in 2009 and he invested in the crucial infrastructure such as electrics, plumbing and heating for example. He has recently acquired an adjacent property and developed this into two nice houses, these nearing completion and as part of that obtained a large beer garden for the pub with the magnificent views referred to above which is yet to be landscaped to take full advantage of the position plus added to car parking. Our client is primarily a property developer and he will retain the attached Star Cottage, available for offers over £150,000, for conversion to another residential property (creating another natural customer for the pub in the process) he has decided that after 10 years at the pub and entering his 70th year he should retire and spend more time with his partner who lives in the USA.





## THE PROPERTY

Originally a house and built in the late 1600 it was first recorded as the Star Inn in 1782, the year Britain recognised US independence. It has handsome Cotswold stone elevation beneath a tile covered roof and has accommodation arranged on ground and first floor with attics.

## PUBLIC AREAS

The ancient doorway in the centre of the front elevation leads into attractive open plan bar and dining areas. There is a central bar servery with a cosy “drinkers” area with dart throw and a lovely fireplace makes a great focal point for the bar part of the business. A change of floor covering from marks a move into the dining section which opens out into a great conservatory that runs the width of the rear of the building. About 50 covers in all.

## LETTING BEDROOMS

There is currently one en suite letting bedroom but work is underway to create two more and all three of these are on the first floor.

## OWNERS ACCOMMODATION

Within the attic space (and with good headroom) is a suite of rooms for resident owners comprising bedroom bathroom and living room.

## SERVICE AREAS

The commercial kitchen is currently not used and our client has plans to relocate the beer cellar to this space. There is the opportunity, if desired, to reconfigure an under utilised section of the dining section to create a new kitchen.

## OUTSIDE

Car park. The large beer garden has expansive, and lovely, views down the valley.

## SERVICES

Main gas, electricity, water and drainage. Gas fired central heating and hot water.

Stroud District Council at Stroud 01453 766321

## WEBSITE

<http://starinnwhiteshill.co.uk/>

## TRADE

As the configuration of the building has changed over time the trading performance does not reflect the current layout and while trading information will be provided interested parties will need to make their own assessments of trading potential.

## PRICE

Offers over £300,000 for the freehold interest complete with trade contents and goodwill. Personal items excluded. Stock at valuation.

## WORK TO BE COMPLETED

Reflected in the price is the fact that there will be work requiring to be completed by the purchaser following completion. This is changing as time passes as our client undertakes it and further details of the current list is available on request.

## FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender of broker involved.

## TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights



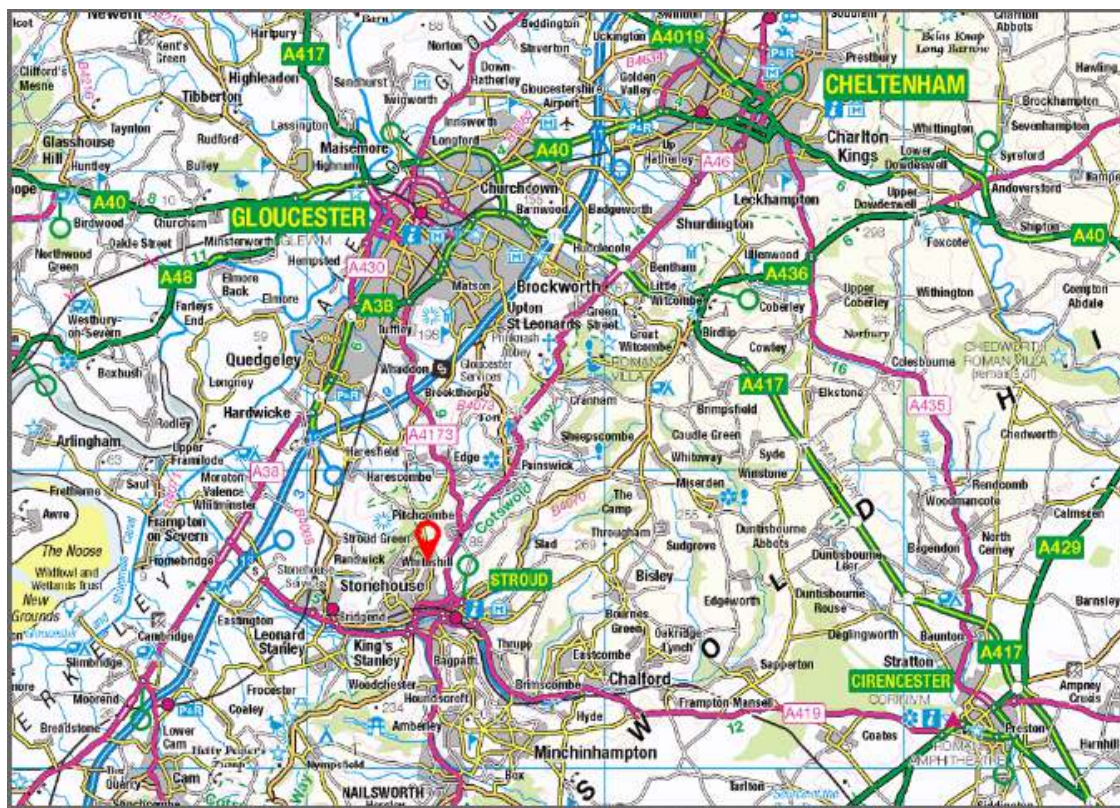


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## DIRECTIONS

From M5 junction 13 head towards Stroud on the A419. At Cainscross roundabout take the first exit towards South Gloucestershire and Stroud College and at the next roundabout go straight on onto Farmhill Lane towards Whiteshill. The pub will be seen on your left soon after the church.

Junction 13 M5 5 miles, Stroud town centre 2.5, Gloucester 8, Cheltenham 15, Cirencester 17, and Bristol 32.



## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



This is how energy efficient the building is.

## FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:



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## Disclaimer

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