



The Red Hart

Cockshot Lane, Kington, Worcester WR7 4DN

Tenure: Leasehold

Price: £20,000

Ref: 96064

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Black & white traditional village pub
- Five interconnecting character trade areas (85)
- Large external trade area (100) & car park (30)
- Two-bedroom owners' accommodation
- To let on a favourable, free-of-tie private lease
- Currently closed

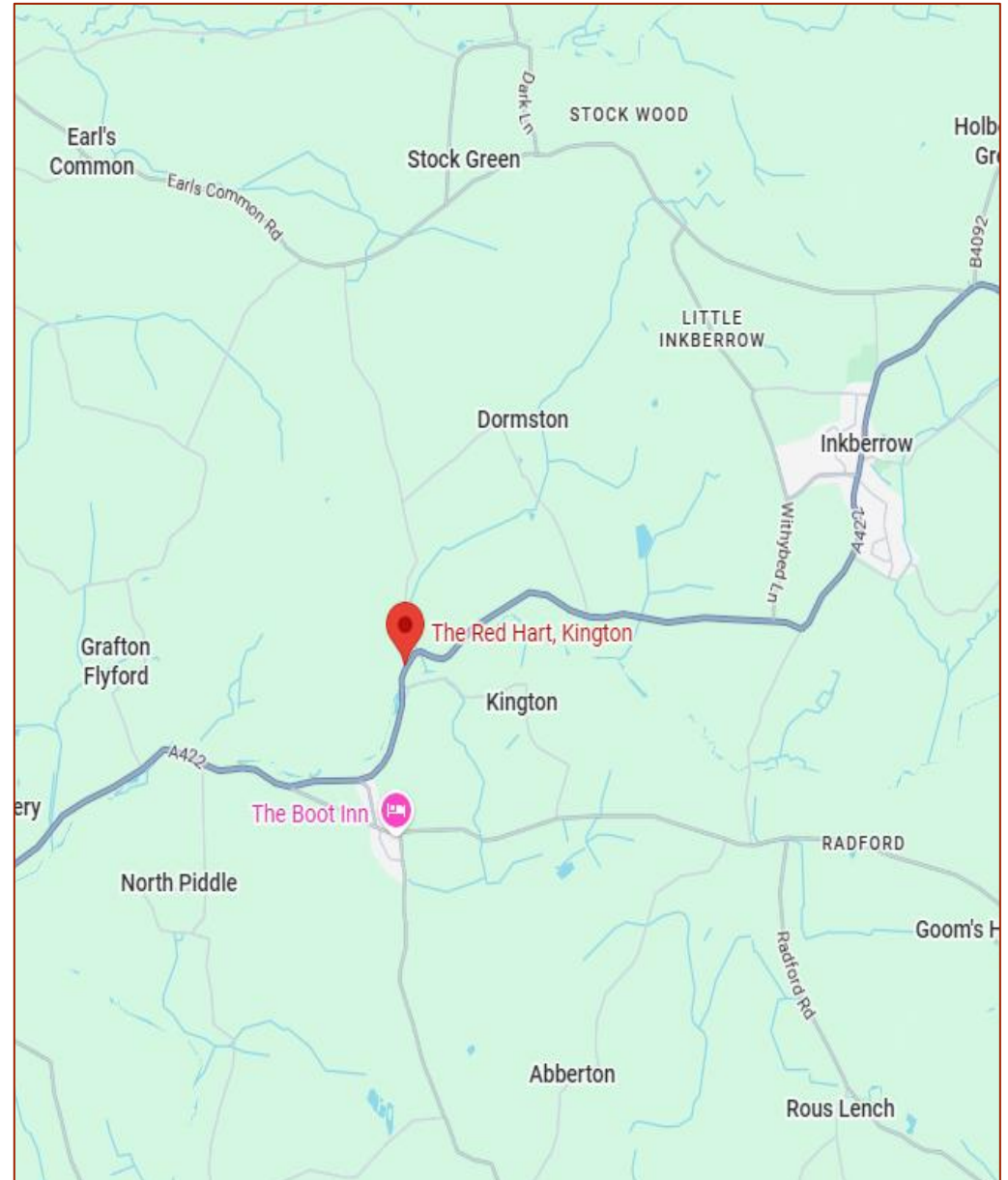
Location

The village of Kington is situated within Worcestershire and stands alongside the A422 Worcester to Stratford-Upon-Avon road. It sits on the edge of the picturesque Vale of Evesham. In the heart of the village stands The Red Hart.

The Red Hart is equidistant between the market town of Alcester and the city of Worcester, some 6 miles. The town of Pershore is 6 miles south-west and the town of Evesham is 8 miles south-east respectively.

The Property

The Red Hart is a character black and white cottage style property which is surprisingly not listed. It appears to be constructed mainly of stone and brick with colour washed elevations under a pitched roof. The property benefits from a more recent extension which appears to be of brick construction under a pitched roof. It offers attractive, traditional trading areas along with two bedroom owners' accommodation, outside trade areas and car parking. The property is briefly described as follows:



Trade Areas

The ground floor offers five interconnecting trade areas.

MAIN BAR: currently seats 20 with high and low loose, matching slatback chairs. Boarded floor with exposed timbers to walls and ceiling. Feature 'L' shaped BAR SERVERY.

LOUNGE BAR: fixed wall and loose seating arranged for 20 costumers. Beamed ceiling, quarry tiled floor, tongue and groove wainscotting walls with feature open fireplace with stone mantle and quarry tiled hearth.

BAR/RESTAURANT: adjacent to the main bar and located off the inner hallway with feature stone flagged floor, tongue and groove wainscotting with exposed brick feature walls. Seating for 15.

RESTAURANT: this is interconnected with the bar/restaurant having direct access to the gardens. The room has boarded floor, tongue and groove wainscotting. When fully furnished this room could seat approximately 25.

BACK BAR: with quarry tiled floor and heavily beamed ceiling. Feature open fireplace with stone mantle and quarry tiled hearth. Seating for 15.

CATERING KITCHEN: of a good size and comprehensively equipped with a range of stainless steel catering effects and equipment. Altro nonslip flooring throughout.

LADIES' and GENTLEMEN'S TOILETS.

BASEMENT CELLAR.





Owners' Accommodation

Located on the first floor and comprising:

Large DOMESTIC LOUNGE. BATHROOM with suite of wash hand basin, WC and bath. TWO DOUBLE BEDROOMS. KITCHEN.

External

Trade GARDEN to the front of the property being part hardstanding and part lawned. This could seat 70. Adjacent is an elevated, terraced DECK AREA seating approximately 30.

To the rear is a draw-on tarmacadam CAR PARK with spaces for 25-30 vehicles.

Enclosed smoking solution.

Fenced BIN STORAGE.



The Business

Our client is a private individual who owns a number of public houses as investments. He has never operated The Red Hart and prior to his purchase, we understand the pub had been let to independent tenants. Therefore, prospective tenants will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.

Tenure & Price

LEASEHOLD £20,000 to include fixtures and fittings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

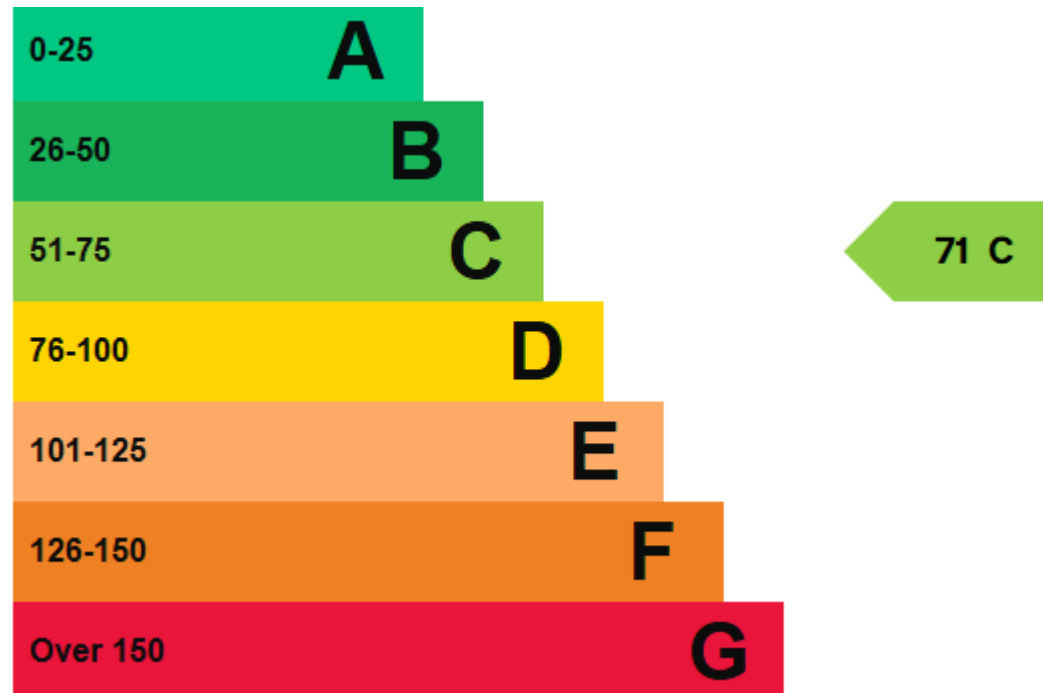
A Premises Licence is held.

Services

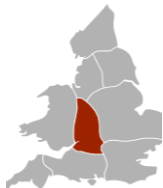
All mains services are connected.

Rateable Value: £13,300

Local Authority: Wychavon District Council



LEASEHOLD	£20,000 to include fixtures and fittings
TERM	Six years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to three months' rent in advance
RENT	£24,000 per annum, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	VAT will be payable on the Premium and rental payments



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Business Mortgages

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Utility Helpline

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