



The Cardinal's Hat

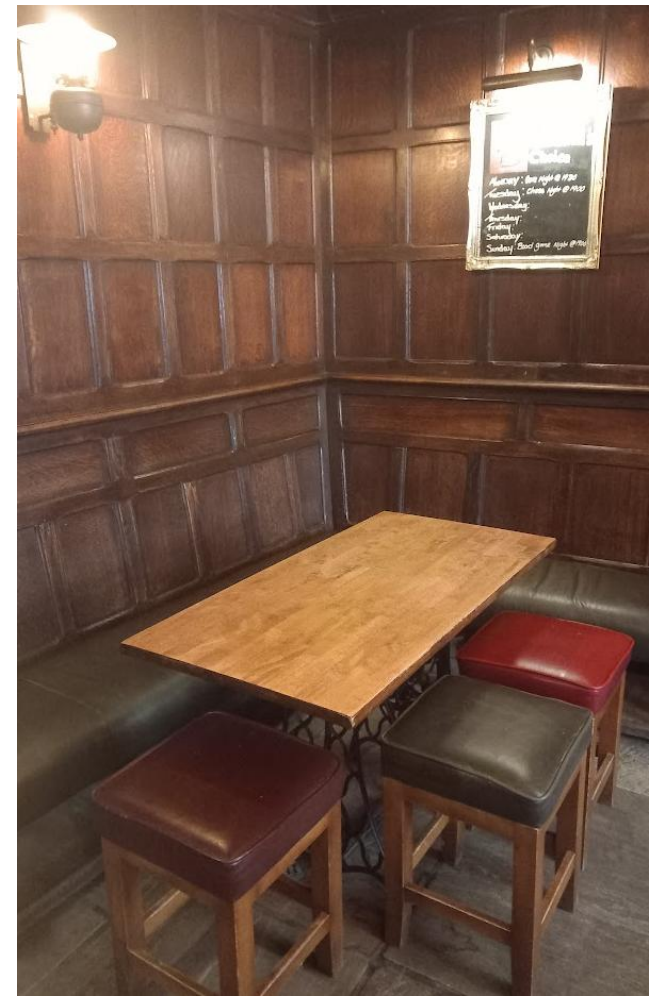
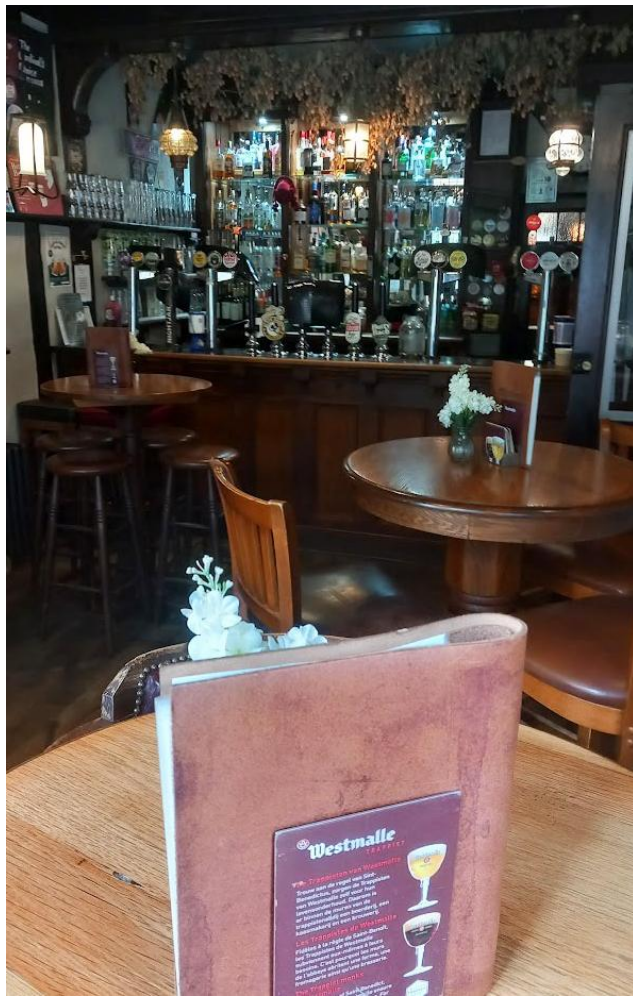
31 Friar Street, Worcester, Worcestershire, WR1 2NA

Tenure: Leasehold

Price: £75,000

Ref: 61304

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Excellent city centre location at the heart of leisure circuit and attractions
- Historic public house appointed to a high standard
- Six en suite letting bedrooms
- Three character trading areas
- Good outdoor trade garden
- Well-established & profitable business on free-of-tie lease

Location

The cathedral city of Worcester is located in the West Midlands, on the banks of the River Severn. As Worcestershire's county town, it is also a busy commercial and education centre, being the home of Worcester University.

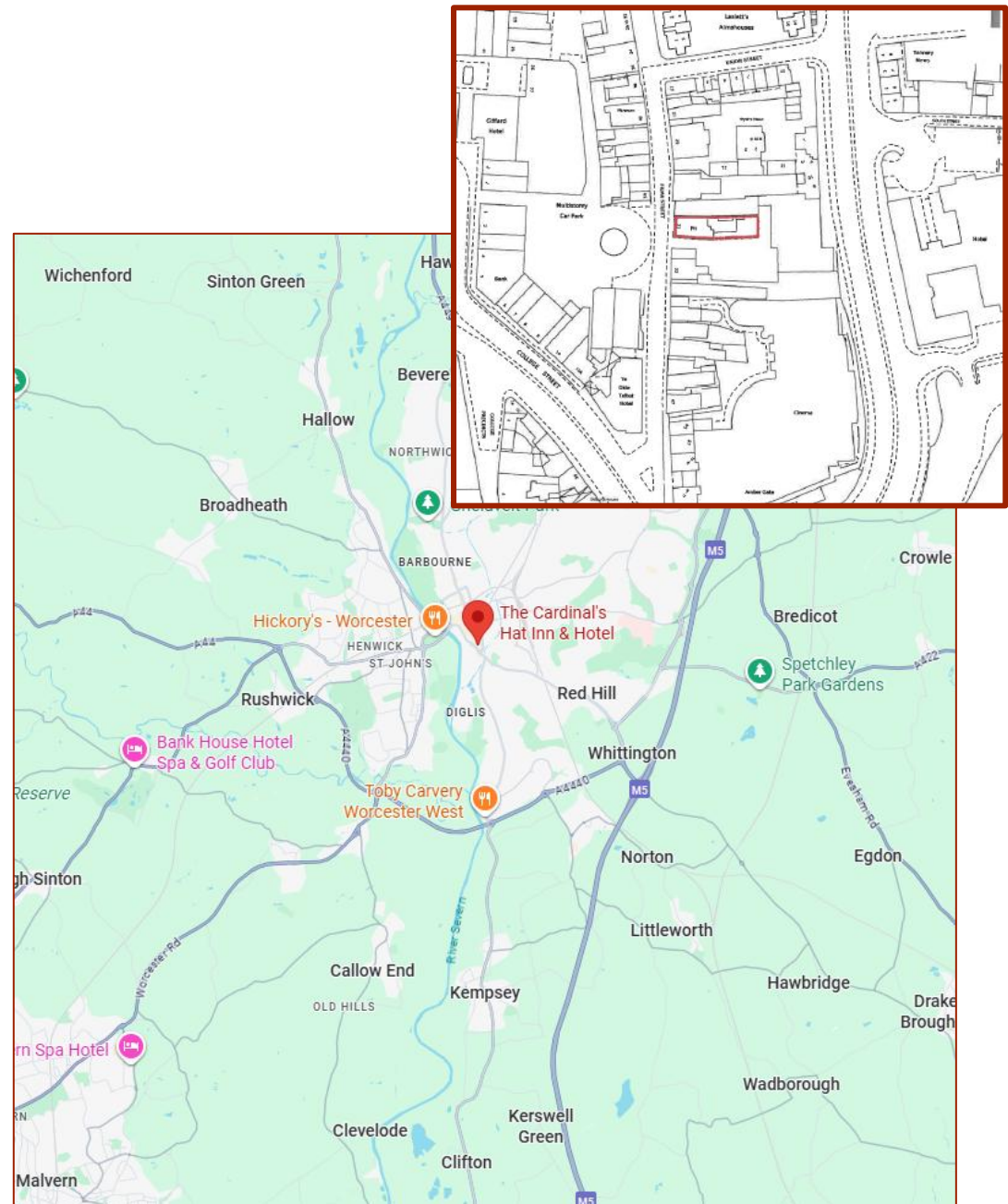
The city has a population of approximately 100,000 and enjoys an excellent level of amenities and services. It is equidistant to Birmingham and Gloucester, with ideal communication links via the M5, and the mainline rail link to London.

The Cardinal's Hat is a historical, Grade II listed property located at the heart of the main leisure circuit, surrounded by a large number of pubs, restaurants and hotels.

The property itself is part black and white, timber construction, with a later brick extension above and tiled roof. It offers extensive accommodation over three storeys which provides characterful drinking areas and six quality en suite letting bedrooms, plus a private flat.

It also has the benefit of an outside, sheltered beer yard to the rear with planning in place to erect a more substantial shelter, if required.

The business and building briefly comprises the following:



Trade Areas

Front entrance with central hallway leading to:

SNUG: with seating for 10. Beamed ceiling and walls. Glazed aspect to street. Carpeted floor. Piano.

FRONT BAR: seating 20. A room of considerable character having partially beamed ceiling and stripped wood floor. Stone surround fireplace with solid fuel burner. Exposed wood beamed walls and ornate, wood carved, panel fronted BAR SERVERY with mirrored back display.

OAK ROOM: seating 24. Oak panelled walls and flagstone floor. Stone surround fireplace with solid fuel burner. Return hatch from servery.

CATERING KITCHEN with stainless steel extraction and nonslip floor. A good selection of commercial catering effects and equipment.

LADIES' and GENTLEMEN'S TOILETS.

BASEMENT

Large BOTTLE STORE, lockable SPIRIT STORE and KEG CELLAR.

On the first floor is an OFFICE.





Letting Accommodation

On the first and second floor are six quality, individually named and decorated letting rooms:

Elgar: double with integral bath and EN SUITE SHOWER ROOM.

Tilley: double with built-in panel surrounded bed and EN SUITE BATHROOM.

Scott: double with EN SUITE SHOWER ROOM.

Townshend: double with EN SUITE.

King John: four poster bed with EN SUITE BATHROOM.

Sandon: double with separate EN SUITE SHOWER ROOM and WC.

Private Accommodation

On the third floor is a PRIVATE FLAT comprising a KITCHENETTE, large landing, LOUNGE, KITCHEN DINER, BATHROOM (with access to roof garden via skylight), and 2 LARGE DOUBLE BEDROOMS.

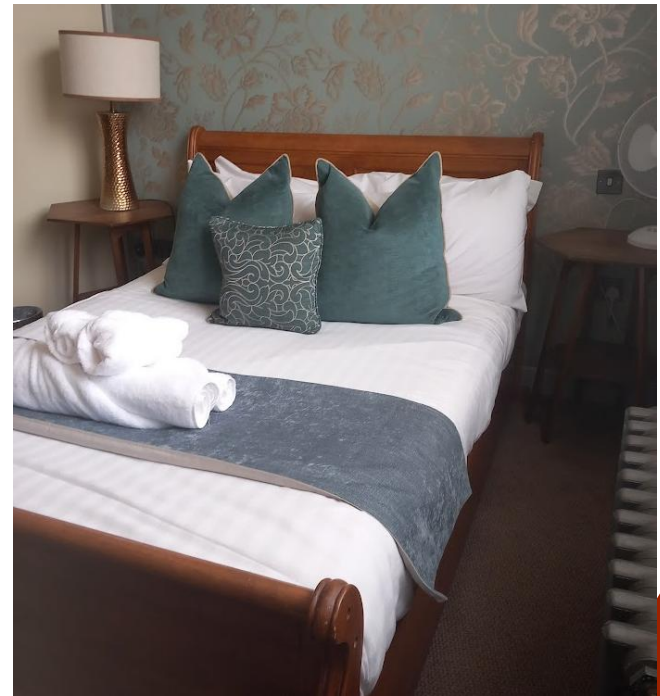
External

To the rear is an enclosed, block paved BEER PATIO with timber frame cover having canvas roof. There is a mixture of outdoor bench style seating for 60.

The Business

The business trades as a city centre craft ale public house offering wet sales and letting accommodation only. The pub is known for its wide variety of ales and craft beers. The six quality en suite letting bedrooms command tariffs between £85 and £145 per night, including a continental breakfast, with a supplement of £5 for a full English breakfast.

The accounts for the financial year ended 31st March 2026 show sales exclusive of VAT of £528,580. From this a gross profit of 56.7% is achieved (prior to adding in accommodation). A net profit of £22,079 is achieved with the business being operated under management, the manager's wages being £35,000 per annum. It is clear the business would benefit from an owner/operator being in situ.





Tenure & Price

LEASEHOLD offers in the region of £75,000 to include goodwill, and trade furniture, fixtures, fittings and effects. Stock at valuation in addition. **Please Note** : A number of private items of furniture and artwork are located in the premises at present, but these will not be included in the sale. A full list will be provided prior to a sale being agreed.

The premises is held on a 15 year full repairing and insuring lease which expires in 2028. The lease falls within the security provisions of the Landlord & Tenant Act 1954; therefore the Tenant will have the right to renew at the end of the term. Rent is currently £60,000 per annum, exclusive of VAT and paid monthly in advance. The lease is free-of-tie.

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

Licences

A full Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £31,000 as at 1st April 2026. Local Authority: Worcester City Council.



Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

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