



Market Tavern

Market Square, Tenbury Wells, Worcestershire. WR15 8BL

- Popular Riverside Market Town
- Centrally located Freehouse with separate Café
- Traditional 'locals' Public House
- 3 Bedroom Owners Accommodation
- Separate 1 Bedroom Flat
- Turnover £210,000 per annum net of VAT
- For sale after 22 years in the same owners hands

Freehold | £250,000



LOCATION

The riverside Market Town of Tenbury Wells (population approximately 4,000) stands in the heart of the Teme Valley on the Worcestershire/Shropshire border. The town is unusually renowned for holding the largest annual auctions of holly and mistletoe.

The Market Tavern is Grade II Listed, dating back to the 18th Century and has a wealth of period charm and character. It stands at the centre of the town on the Market Square adjacent to the Market Roundhouse which is a unique circular building which holds an indoor market throughout the year. The business has been in the same owners hands for 22 years and is a well established "locals" public house of good repute with an extremely healthy level of turnover, separate areas of accommodation and also operates during the morning and early afternoon as a coffee shop/café. The property is briefly described as follows:-

TRADE AREAS

GROUND FLOOR : Attractively furnished **MAIN BAR** having boarded floor, beamed ceiling, part tongue & grooved panelled walls and feature inglenook fireplace. Recently refitted with slat-backed chairs and tables currently for 38-30 customers, with standing space for more. Counter to **CENTRAL BAR SERVERY** having tongue and grooved panelled front. Steps down to **SNUG/OVERFLOW DINING AREA** to seat 8+ customers. Corner fireplace. **LADIES & GENTLEMENS TOILETS**.

Good sized **KITCHEN** with fully sealed walls and a selection of catering equipment. Adjacent **RETAIL UNIT/CAFÉ** (formerly a shoe shop) which could seat 16 customers. Boarded floor and part tongue and grooved panelled walls. The success of the café has resulted in our clients now utilising the main bar area and snug as a café/tea rooms during the mornings. **BASEMENT BEER CELLAR**.

OWNERS ACCOMMODATION

FIRST FLOOR : Large Store Room off landing. Spacious LOUNGE, KITCHEN with modern fitted units. BEDROOM 1 (double). SHOWER ROOM with wash basin, WC, bath and double size shower. Utility Room with fitted units. Stairs to half landing to:-

LOWER SECOND FLOOR : BEDROOM 2 (double).

SECOND FLOOR : Self contained suite:- Large open LOUNGE/OFFICE, BEDROOM 3 (double) and SHOWER ROOM (shower not currently fitted).

Arranged at first and second floors is a self contained one bedroom FLAT having separate entrance.

EXTERNAL

The property stands next to the historic Tenbury Round Market and between this Market Hall and the Market Tavern is a wide pavement area which also runs around the northern side of the property adjacent to the main entrance, on which our clients place tables and chairs as an external trading area during summer months.



THE BUSINESS

Our clients purchased the business in September 1999 since when the Market Tavern has been established as one of the most popular traditional pubs within this busy Market Town, well known for its Real Ales and beers, as well as a popular general coffee shop/tea room in the earlier part of the day. Takings for the year ending 31st March 2020 exceed £200,000 with £157,250 net of VAT exceed £200,000 with £155,000 net of VAT achieved from beers and drinks sales and £50,000 to £60,000 achieved from the cafe sales. The two sectors of business are separately accounted for, thus the coffee shop is not VAT registered.

A healthy level of gross profit is achieved on drinks sales (57%) and even higher margins on the coffee and food.

TENURE & PRICE

FREEHOLD £250,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

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



SERVICES

All mains services are connected
Gas fired central heating

LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between 8 am and 12 midnight seven days per week.

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EPC Reference: Not Applicable (Grade II Listed)

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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