



Old Hunting Lodge at the Talbot Inn

Newnham Bridge, Tenbury Wells, Worcestershire. WR15 8JF

Tenure: Freehold

Price: £795,000

Ref: 96713

SP **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Hotel and events venue
- 10 exquisitely appointed en suite letting bedrooms
- Bar, lounge and function facilities
- Leisure facilities including gymnasium, two hot tubs, sauna & steam room
- Gardens and car parking
- Annual profits £100,000 from limited operating hours

Location

These striking Victorian/Edwardian premises stand at the junction of the A456 and A443 trunk route approximately four miles east of Tenbury Wells.

It is ten miles from Bewdley, 13 miles from Kidderminster and five miles from the cathedral city of Worcester.

The property stands in a landmark position in the lush and popular Teme Valley, surrounded by glorious countryside.

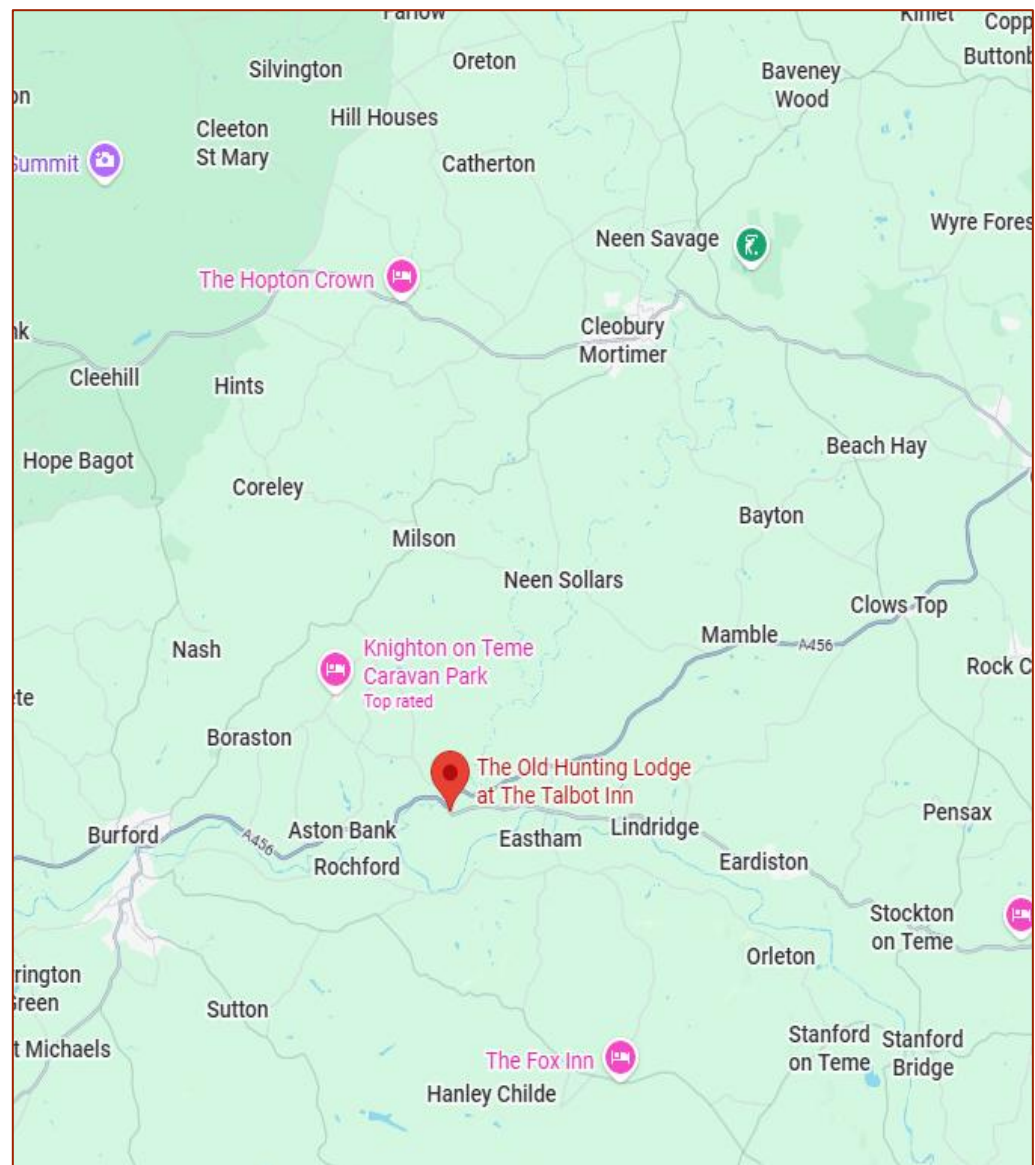
The Property

The Talbot Inn was acquired by our clients some two and a half years ago and is now regrettably for sale due to bereavement.

During the initial period of our client's ownership a complete refurbishment programme was undertaken, the quality of which will be evident to all who view. The business was closed at the time of their acquisition.

Our clients have also partitioned some of the extensive trading areas to provide many intimate rooms. It now offers bar and restaurant facilities, residents lounge, meeting/function room as well as a spa area which includes a gymnasium, hot tubs and sauna/steam room.

The property, which must be viewed to be fully appreciated, is briefly described as follows:-



Trade Areas

GROUND FLOOR

Entrance vestibule providing access into RECEPTION HALLWAY with feature 'black & tan' quarry tiled floor and reception desk with panelled front. Staircase leading to the first floor accommodation as well as many of the separate trading areas.

The MAIN RESTAURANT is in two sections, has part boarded and part carpeted floor, feature open fireplace with ornate high-topped mantelpiece, flagged hearth and cast iron solid fuel burner. There are contemporary dining chairs and tables currently arranged, in the main section, for 28 diners. Overflow PRIVATE DINING ROOM with carpeted section, similarly appointed, and with seating for a further 16 diners. SERVERY with panelled front.

Also off the reception hallway is an EVENTS ROOM described as the 'Round Table Room', having part panelled walls, boarded floor and circular table with seating for up to 18. This is used in particular for the 'Traitors Events' which are held at the venue.

RESIDENTS LOUNGE which is beautifully appointed and very stylish, having part panelled walls, open fireplace with cast iron solid field burner. Easy seating with room for up to 20. Counter to the CENTRAL SERVERY.

Access off to two separate areas, one being a fully equipped GYMNASIUM, and one being a partially covered EXTERNAL AREA with two hot tubs and sauna, along with a steam room. There is a considerable amount of external seating and a fire pit. Inner hallway with LADIES' & GENTLEMEN'S TOILETS. Changing and Locker Rooms.

Good sized, extremely well appointed CATERING KITCHEN having Altro nonslip flooring, fully sealed/panelled walls, a comprehensive selection of stainless steel work surfaces and catering effects. Arranged in three sections, including Preparation Area, main Preparation Room, Catering Area and Dry Store with walk-in Cold Room. On-level BEER CELLAR.







BASEMENT

Large basement area (formerly the pub's cellars) which is now used for storage. It was at one time proposed to convert this area to additional spa facilities.

Owners' Suite

Located at GROUND FLOOR

Large domestic LOUNGE, DOUBLE BEDROOM with en suite facilities.

Letting Accommodation

FIRST & SECOND FLOORS

10 EN SUITE LETTING BEDROOMS, all decorated to an extremely high standard which will be evident from the photographs. With the exception of one, all bedrooms are either king or super-king size.

Seven bedrooms are located at first floor and two at second floor (which are partially suites, having fully equipped kitchens. The tenth bedroom, located on the second floor, does not have en suite facilities but is utilised in conjunction lettings with the two other bedrooms at this level (Bedrooms 8 and 9).

External

As previously referred to there is an external area for residents use with two hot tubs, sauna/wet room and garden.

There is also a second TRADE GARDEN to the front, again enclosed and with fire pit and seating for 30 or so customers.

Gravelled CAR PARK with space for 30 vehicles.

NB – Our clients also own an additional paddock on the opposite side of the road which, in part, is uncultivated but has in the past been utilised as an overflow car park with some hardstanding. There is frontage to the River Rea and it has the benefit of fishing rights. This can be purchased by separate negotiation in addition if required.







The Business

The property was acquired by our client some two and a half years ago, at which time the business was closed.

He has subsequently carried out a complete refurbishment programme, the quality and extent of which is quite outstanding, and will be evident to all who view.

Accounts will be made available to serious parties.

Whilst the accommodation is utilised six nights per week, the bar/restaurant is open to members, most of whom are local, only for three nights, Thursday, Friday and Saturday, who each pay an annual £50 fee.

In addition, the business opens for private parties, including specialist 'Traitors' events which happen at least once a month and prove to be particularly successful and lucrative.

Prospective purchasers may choose to operate in a more traditional way and for longer trading hours, which would inevitably increase turnover.

Tenure & Price

FREEHOLD £795,000 to include goodwill, fixtures and fittings. 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.



Licences

Under the terms of the Premises Licence the business is permitted to retail alcohol between 11am and 12 midnight seven days per week.

Services

Mains electricity and water are connected.

LPG gas for cooking.

Septic tank drainage.

Oil fired central heating.

Local Authority: Malvern Hills District Council

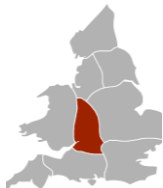
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