



Coach & Horses

Main Street, Pinvin, Pershore, Worcestershire, WR10 2ES

Leasehold £27,000

- Village Centre Pub and Restaurant
- Attractive open plan bar (60)
- Function room/skittle alley (60+)
- Three bedroom owners accommodation
- Gardens and car parking
- Currently closed
- To let on new private free of tie lease

Ref: 91610

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SP Sidney
Phillips



LOCATION

The village of Pinvin stands just off the A44 trunk route in the Vale of Avon a mile north of the riverside market town of Pershore (population of 7,125). The village is of good size with an increasing population with many new homes having been built there over recent years. The Coach & Horses stands detached in the very heart of the village being an attractive, well presented property offering characterful open plan bar area, function room/skittle alley, good owners accommodation and two separate trade gardens. It is currently closed, but is ready to open immediately. It would be an ideal place for a carvery. It is being offered on favourable free of tie lease terms from a private landlord.

It is briefly described as follows:

TRADE AREAS

OPEN PLAN BAR AREA, which at one time would have been a myriad of smaller rooms, but is now one large space able to cater for up to 60 customers seated. It has a wealth of period charm and character and benefits from two feature fireplaces, one having antique brick chimney breast with beamed lintel over, the other having mid-century brickette surround. The room has part pine panelled walls and either stone flagged or parquet flooring. It is arranged around a CENTRAL BAR SERVERY with antique brick frontage with counters to two separate sides of the room. The servery has a mirror display back fitting. The CATERING KITCHEN, which is of good size, is conveniently located having stainless steel tiled or panelled walls, alto non-slip flooring and two-section ceiling fitted galvanised extraction canopy. There is a comprehensive selection of stainless steel catering effects and work surfaces.

Off the inner hallway are a set of LADIES, GENTLEMEN'S and DISABLED TOILETS, with convenient access to the main bar as well as the function room. *NB: There is a further GENT'S TOILETS off the function room.*

The FUNCTION ROOM/SKITTLE ALLEY (18m x 6.5m) is an extremely popular facility. It has boarded floor throughout, as well as wood sprung SKITTLE ALLEY. It has its own fully equipped BAR SERVERY and glazed door access onto one of the trade gardens. It has banqueting style dining chairs and tables able to cater for functions for in excess of 60 customers.

At BASEMENT LEVEL is a BEER CELLAR which has delivery access from the side of the premises.

OWNERS ACCOMMODATION

Located at first floor is the PRIVATE ACCOMMODATION which comprises a LARGE DOMESTIC LOUNGE, with fireplace, THREE DOUBLE BEDROOMS, BATHROOM with suite of wash hand basin, bath and shower. Separate WC adjacent. There is also a first floor CONSERVATORY AREA with double door access onto FLAT ROOF GARDEN.

EXTERNAL

The gardens are a feature of the pub with a BLOCK PAVED PATIO AREA to the front which has bench seating for customer use. There is a 'draw on' CAR PARK with space for 6-8 vehicles and TWO TRADE GARDENS.

Immediately to the rear of the main bar area is an enclosed, mostly covered, PATIOED AND LAWNED GARDEN with Indian stone paving providing excellent external trading facilities. As previously referred to and with direct access from the function room is a further TRADE GARDEN which is specifically used with the function trade.

THE BUSINESS

This property was acquired by our clients in 2018 and has subsequently been operated by third-party tenants, our clients owning a number of rental pubs.

Therefore, there are no trading figures available and prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

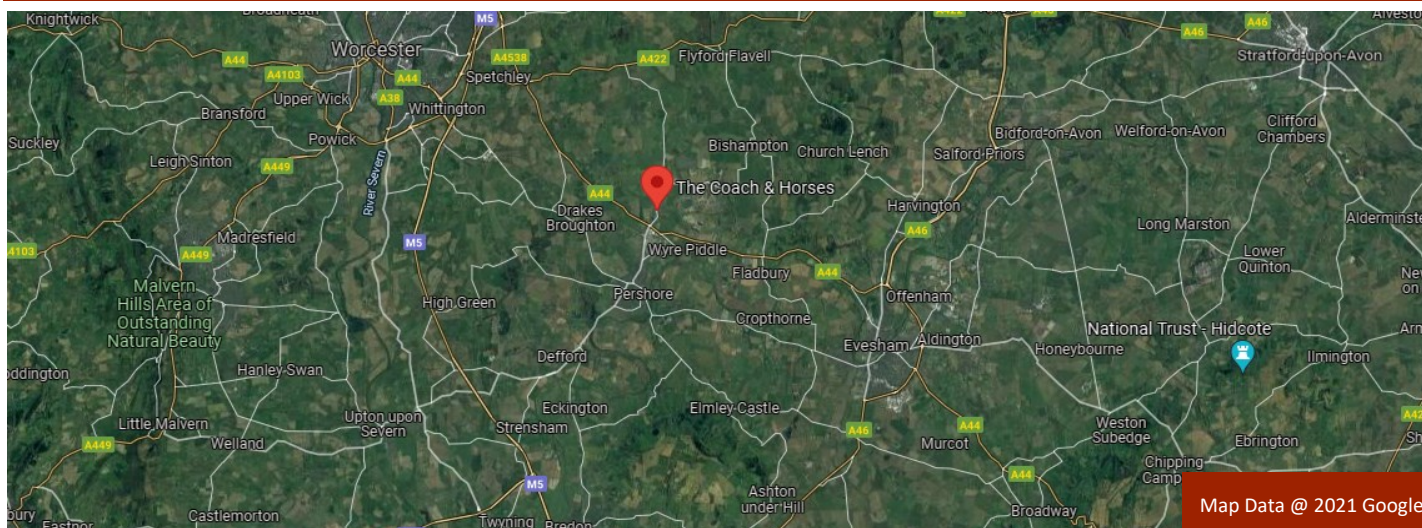
A Premises Licence is held.

SERVICES

All mains services are connected and the property has the benefit of gas fired central heating.



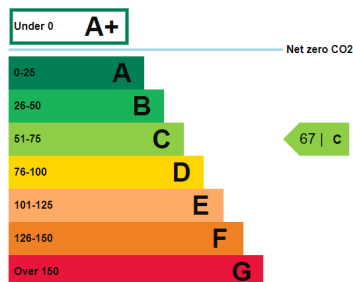
LEASEHOLD	£27,000 to include fixtures & fittings.
TERM	For a term of 6 years.
LANDLORD & TENANT ACT 1954	Inside Part II of the Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
DEPOSIT	The successful applicant will be required to lodge with the freeholder a deposit equivalent to three month's rent in advance.
RENT	Annual rent £24,000, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Part repairing and insuring lease agreement. This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee 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	Please note that VAT will not be payable on the Premium and rental payments.



Energy efficiency rating for this property

EPC Reference: 8057-4293-0220-7492-0373

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

BUSINESS MORTGAGES 01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE 01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

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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