



Marlbank Inn

Marlbank Road, Welland, Malvern WR13 6NA

Leasehold £17,500

- Opportunity to operate well known pub and restaurant
- Outstanding location in the Lea of the Malvern Hills
- Popular village on busy road
- Bar, snug and restaurant (60) outside seating (100+)
- New free-of-tie lease
- Lock-up

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LOCATION

The Marlbank Country Inn is an attractive Georgian style property that is well known within the area as it has been a destination dining venue for some time, and has been operated by the current owners since 2018. Now, they are providing an exciting opportunity for experienced operators to take a 'lock-up', free-of-tie lease of the ground floor trading areas and the large garden and car park to operate from the premises. The owners are to retain the private accommodation and campsite for their own use. The freeholders are interested in talking to experienced operators and are willing to consider potential business partners, whether it be pub or restaurant.

The village of Welland stands in the Lea of the Malvern Hills, an area of Outstanding Natural Beauty, in rural Worcestershire. It is a sought after village that enjoys good access to the surrounding area including Greater Malvern, The Malvern Hills, the Three Counties Showground and Upton upon Severn, all within 10 minutes motoring. The Marlbank Inn is located on the A4104 approximately 1 mile west of the village centre and has excellent frontage to this busy road.

TRADE AREAS

Front ENTRANCE leading into open plan LOUNGE BAR RESTAURANT with seating for 50 diners with additional settle seating to double aspect fireplace. Mixture of stripped wood effect and tiled flooring and part wood panelled walls. Central two section SERVERY. Second open fireplace. SNUG with seating for 10. Stripped wood effect flooring and view of double aspect fireplace.

LADIES', GENTLEMEN'S and DISABLED TOILETS.

CATERING KITCHEN with extraction hood, nonslip flooring, stainless steel and UPVC clad walls. Good selection of commercial catering effects and equipment. PREPARATION AREA. OFFICE. Spice store. CLEANING CUPBOARD. BOILER ROOM.

On level CELLAR

EXTERNAL

To the side of the property is a large paved seating area with tables and chairs for approximately 30. Timber constructed detached BAR with pumps and refrigeration.

Steps down to lawned and stone chipped TRADE GARDEN with seating for 50 with ample room for many more.

To the roadside front of the property is a small PATIO with bench seating for 8.

CAR PARK for approximately 50 vehicles. *The car park is not included in the lease but the tenant has full use of it for business purposes.*

Steel shipping container FOOD UNIT with gas and electric feed which could be available by separate negotiation with the landlords.

Additionally, to the rear of the public house is a large campsite which is to be retained by the owners and the ablution block which is within the main building at ground floor level will also be retained by the freeholders for use with the campsite.

THE BUSINESS

Since 2018 the business has been operated as a country pub and restaurant with a strong Asian themed food offering. During this time, it has also developed the property and letting accommodation above. At present, the freeholders are only offering the restaurant and adjoining gardens and parking to let on a short-term basis. This provides an excellent opportunity for experienced operators to implement their own style and type of business at this renowned venue.

Prior to closing in September 2024, the business had been operating on limited hours three evenings per week achieving an income of approximately £4,000 inclusive of VAT.

LICENCE

A full Premises Licence is held permitting the retail of alcohol:

Sunday to Thursday: 10:00 - 00:00

Friday & Saturday: 10:00 - 01:00

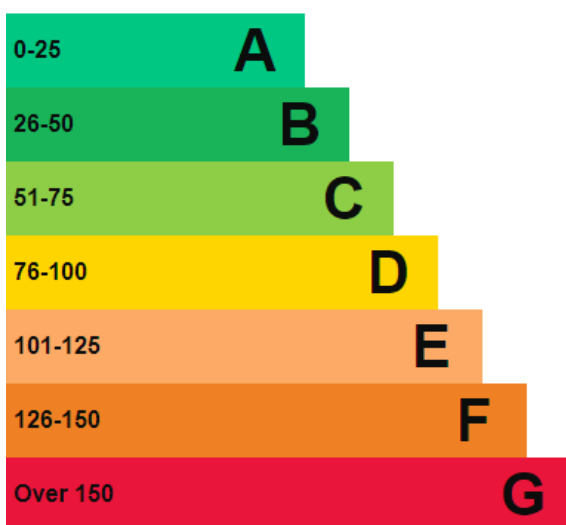
SERVICES

Mains electricity, water and drainage are connected. LPG used for cooking.

Local Authority: Malvern Hills District Council



LEASEHOLD	£17,500 to include trade fixtures and fittings
TERM	Five years for the furnished let
LANDLORD & TENANT ACT 1954	Outside Part II Landlord & Tenant Act 1954
BOND	£6,000. Assuming the tenant's repair and maintenance covenants have been adhered to and there are no other outstanding monies or liabilities, the bond will be returned to the tenant at the end of the term
RENT	£24,000 per annum exclusive of VAT, paid monthly in advance
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 and external maintenance, repair and decoration of the area occupied which includes all services
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building and recover a fair proportion of the premium from the Tenant by way of an extra rent. The Tenant will be responsible for all business insurances
SERVICES	The utilities to the property will remain in the Landlord's name and the Tenant will be expected to pay a fair percentage towards the costs
VAT	VAT will not be payable on the Premium or rent
STOCK	At valuation in addition



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