



The Jockey Inn

Baughton, Earls Croome, Worcestershire, WR8 9DQ

Tenure: Freehold
Leasehold

Price: £750,000
£ 18,500

Ref: 1308

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Worcestershire Severn Valley dining venue
- Character public house and restaurant
- Open plan bar and dining facilities (100+)
- Three bedroom owners' accommodation
- Gardens and car parking
- Turnover – historically £1,000,000+ net of VAT pa

Location

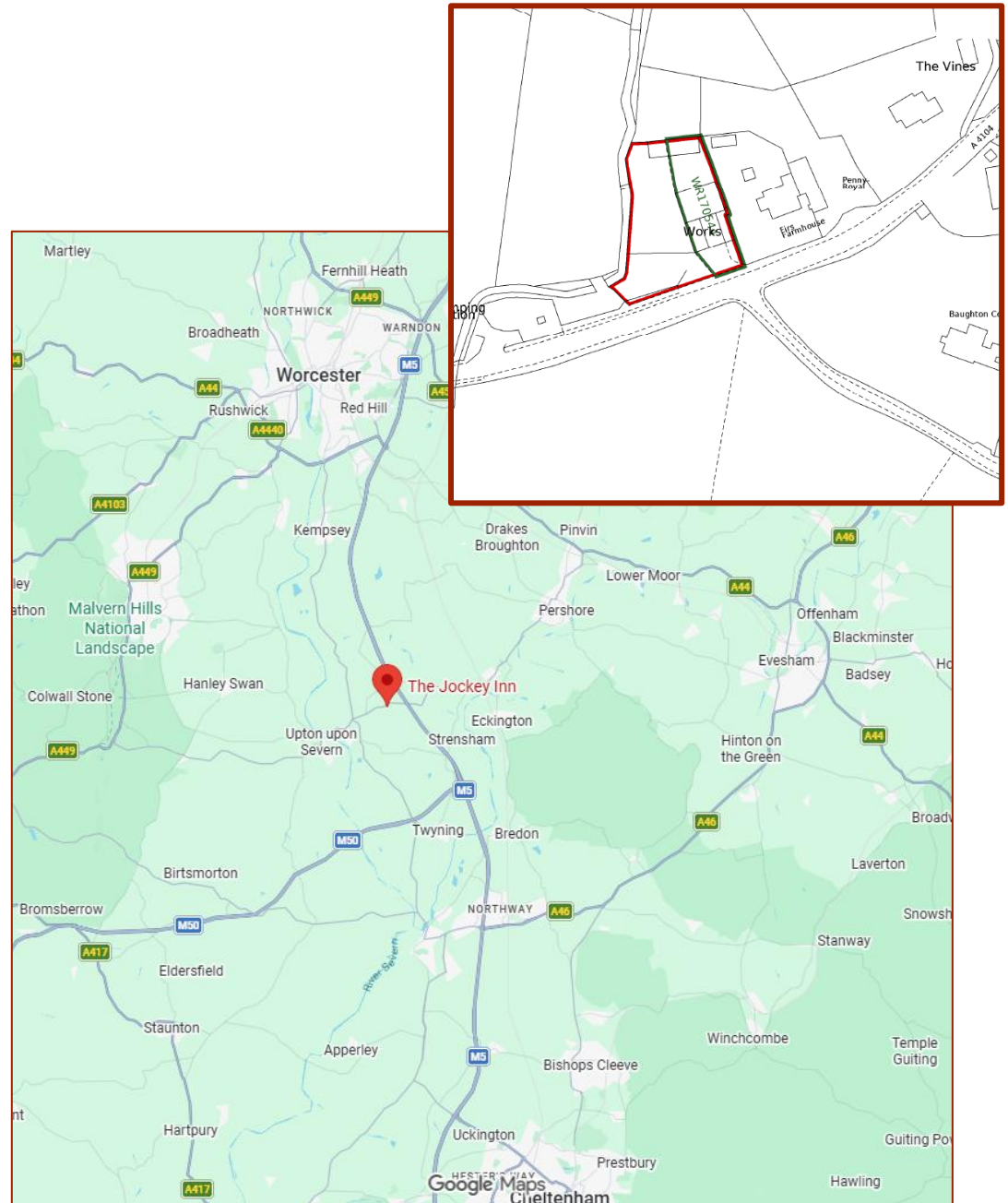
The village of Baughton is located in the picturesque South Worcestershire countryside being a short distance of the towns of Pershore, Evesham, Malvern and Tewksbury. The village stands astride the A4104 which links the A449 and A44. It is also within 2 miles of the A38 Gloucester to Worcester road and 3 miles from junction 1 of the M50 motorway. The River Severn, River Avon and the Cathedral City of Worcester are all within motoring distance, making it a very sought after residential location attracting numerous visitors and tourists throughout the year.

The Property

This property has become renowned as one of the premier dining venues in the area which is reflected in the outstanding level of turnover which has been achieved at the pub throughout the recent past. It is an attractive cottage style public house, which stands on the edge of the village in a prominent roadside location. It was all but rebuilt over a decade ago with a huge investment and refurbishment programme being undertaken.

It now offers stylish, sumptuously appointed dining and bar facilities for over 100 as well as high grade service rooms and spacious owners' accommodation. There is ample car parking, including the option of a separate overflow car park adjacent (which can be purchased by separate negotiation)

The Jockey Inn, which must be viewed to be appreciated, is briefly described as follows:



Trade Areas

The bar areas are open-plan although do provide three/four principal different sections. They are arranged around the BAR SERVERY which has 12m of counter with feature panel front in the style of a farmhouse dresser. This servery has a zinc top counter and has display back fitting and also part glazing to the rear providing an open aspect into the wine store beyond.

The MAIN CENTRAL BAR section has part stone tiled floor and part boarded floor, assorted seating for 50 or so customers and a feature section in a library style and with a vaulted ceiling. There are steps up from this area to a private DINING AREA which has panelled walls throughout and a double-sided fireplace with access to this area and the main bar. This fireplace has a cast iron log burner installed. Within this area is seating for 22.

The MAIN RESTAURANT is at the opposing end of the trading areas adjacent to the catering facilities and has boarded floor, part panelled walls, a vaulted, beamed ceiling, bifold doors, feature willow lattice panelling to one wall and seating for 40.

Off inner hallway are a set of LADIES, GENTLEMEN'S AND DISABLED TOILETS. The main CATERING KITCHEN is of good size and is comprehensively equipped with full selection of stainless steel catering effects, work surfaces, UPVC panelled walls and galvanised ceiling fitted extraction canopy.

The kitchens are extensive and lead on to a SECOND KITCHEN which is air conditioned and has large PREP AREA, DRY STORAGE, 'walk in' COLDROOM and 'walk in' FREEZER. Also at ground floor is the Pub's OFFICE, STAFF LOCKER ROOM, TOILETS and OFFICE.

ON LEVEL BEER CELLAR.





Owners' Accommodation

At first floor is the OWNERS ACCOMMODATION which currently provides THREE DOUBLE BEDROOMS, DOMESTIC LOUNGE, KITCHEN with fitted units and FAMILY BATHROOM with suite of wash hand basin, WC and bath with shower over.

External

COURTYARD STYLE GARDEN extensively covered by awnings with seating for 70 or so customers. To the front of the property is a further block paved area which seating is placed upon mainly for casual drinkers. Gravelled CAR PARKING with lined space for 22 vehicles. On the opposite side of the road is an overflow CAR PARK with space for a further 40 vehicles and which can be included with either the sale or letting of this property, subject to further negotiation as detailed later in these particulars.

The Business

Our clients acquired the property in December 2011 when it was closed. It subsequently underwent a major refurbishment programme with a considerable financial investment, the extent and quality of which will be evident to all who view. The Jockey Inn then became established as one of, if not the premier dining location in the area, having previously won the notable award of 'Restaurant of the Year for the Midlands Category' for the Good Food Guide. This is also reflected in its level of trade.

We are advised that takings prior to Covid-19 when the business was being operated by our clients showed takings net of VAT of in excess of £1,000,000. Subsequently, the property has been let to independent tenants and therefore no recent trading accounts are available.





Tenure & Price

FREEHOLD £750,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The overflow car park can be purchased in addition at the price of **£60,000**.

LEASEHOLD OPTION overleaf

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

Licences

A Premises Licence is held permitting the retail of alcohol:

Monday to Saturday: 10:00 – 23:00

Sunday: 12:00 – 22:30

Services

Mains electricity, water and drainage are connected. LPG tank. Gas fired central heating. Air conditioning fitted in the kitchens. The property benefits from a 30 camera CCTV security system.

Rateable Value: £42,750 from 1st April 2026

Local Authority: Worcester City Council

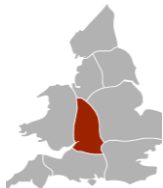
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LEASEHOLD OPTION

LEASEHOLD	£18,500. Stock at valuation in addition
TERM	Six years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord’s consent
BOND	A bond equivalent to three months’ rent in advance
RENT	£40,000 per annum, paid monthly in advance
OVERFLOW CAR PARK	This can be included at an additional £5,000 per annum, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property
FIXTURES & FITTINGS	Will be retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair)
TIE	Free-of-tie
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	VAT will not be payable on the Premium and rental payments







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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.