



The Oak & The Twisted Spoon

Worcester Road, Upton Snodsbury, Worcester, Worcestershire, WR7 4NW

Leasehold £50,000

- Main road high trading freehouse operating as a pub/restaurant and coffee shop
- 4 letting bedrooms
- Exceptional trading facilities
- Coffee shop (38), lounge/restaurant (60)
- Well appointed 2 bedroom owners flat
- Extensive car park and lovely enclosed trade garden

Ref: 94594

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SP Sidney
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LOCATION

The village of Upton Snodsbury stands on the A422 Worcester to Stratford Road, approximately 5 miles from Worcester and junction 6 of the M5 motorway. The popular tourist mecca of Stratford-upon-Avon is approximately 17 miles distant, Redditch 13 and Evesham 12. This places The Royal Oak at the centre of a well populated catchment area and enables the business to attract both local, passing and run-out trade.

The Royal Oak has extensive frontage to the A422 and stands at the heart of the village. It is an attractive and extremely well presented building offering very well equipped trade facilities and service rooms. Despite the extremely high level of turnover which is achieved, the pub is surprisingly compact in terms of operating ergonomics, resulting in a lower than usual wage bill for a business with this level of trade.

It is let on favourable free of tie lease terms and is briefly described as follows:

TRADE AREAS

Entrance vestibule which has bristle mat throughout and provides access into the INNER HALLWAY off which are both trading areas. There is former bar area which has been converted into a TEA ROOM which has boarded floor, part timber and part panelled walls, beamed ceiling and farmhouse style seating and tables, currently arranged for 38 customers. There is a serving counter with coffee machine etc and direct access to the CATERING KITCHEN.

Carpeted inner hallway with a set of LADIES' and GENTLEMEN'S CUSTOMER TOILETS.

The RESTAURANT is a spacious and well appointed room which is on split levels. It has part slate flagged and part carpeted floor, arranged around a central bar servery with rustic panelled frontage. The room has an inglenook fireplace with arch and cast-iron solid fuel burner installed and exposed antique back fitting. There is a mixture of traditional and contemporary seating for 60 customers including the upper seated dining area. Direct access leads out to the feature trade garden located to the rear.

The CATERING KITCHEN is of a good size and comprehensively equipped with a full selection of stainless steel catering effects and work surfaces, Altro nonslip flooring, six section fitted galvanised extraction canopy, PREPARATION ROOM and WASH-UP AREA. Direct access leads into a covered compound adjacent, which provides a further service area and has access into a second building which houses a PREPARATION/FREEZER ROOM. There is a WALK-IN COLD ROOM adjacent.

At basement level is a three section BEER CELLAR providing additional storage, wine and spirit store as well as the main ale cellar.

OWNERS ACCOMMODATION

The premises has the benefit of excellent owners accommodation comprising a large LOUNGE/DINER with boarded floor and comfortable space for a lounge area as well as full dining area. This leads into the DOMESTIC KITCHEN fitted with modern units and having sufficient space for a small dining table. Adjacent is a good sized OFFICE.

BEDROOM 1 is a double room with EN SUITE BATHROOM having a suite of wash hash basin, WC, bidet, and bath with shower over.

BEDROOM 2 is a large double with modern EN SUITE having wash hand basin, WC and double shower cubicle.

The owners accommodation can also be accessed by an external entrance.

LETTING ACCOMMODATION

At first floor are FOUR EN SUITE letting bedrooms. Each room is decorated to a high standard with full bedroom suite to include coffee making facilities, television etc.

BEDROOM 1: Twin.

BEDROOM 2: Double.

BEDROOM 3: Double.

BEDROOM 4: Twin.

EXTERNAL

To the side of the property, with access from the tea rooms is a decked and enclosed patio area, adjacent to which is a timber built outbuilding which is also utilised for the dispensing of drinks and snacks during the summer months. A feature of the pub is the enclosed rear TRADE GARDEN which is part lawn and part patio. It is a very good size and has direct access, as previously referred to, from the bar and restaurant area.

To the side is a lined tarmacadam car park with space for 65 or so vehicles.

THE BUSINESS

The current operators have been tenants of The Oak since December 2019, prior to which they operated the business as manager's for a small pub chain.

The trade that they have built up during their time at The Oak is quite exceptional with accounts for the year ended 30th November 2023 showing takings net of Vat of £893,213. A gross profit of 65% is achieved with a net profit experienced of £90,000.

It is a superbly presented and maintained inn with its own coffee shop. It is located in a desirable location and being sold with a fantastic level of trade and profit.



TENURE & PRICE

LEASEHOLD £50,000 to include goodwill. Stock at valuation in addition.

The Property is held on a full repairing and insuring lease agreement from a private Landlord for a term of fifteen years commencing December 2019. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is currently £50,000 per annum paid monthly in advance, subject to five yearly rent reviews, the next due in December 2029. An incoming party will be required to provide a rental deposit to the Landlord of £12,500 in advance. The lease is free of all trade ties.

INVENTORY

The trade inventory, furniture, fixtures, fittings and effects is owned by the freeholder and must be maintained by the Tenant on a 'put and keep' basis.

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

Viewing strictly by appointment only.

LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between the following hours:

Sunday to Thursday: 10:00 - 00:00

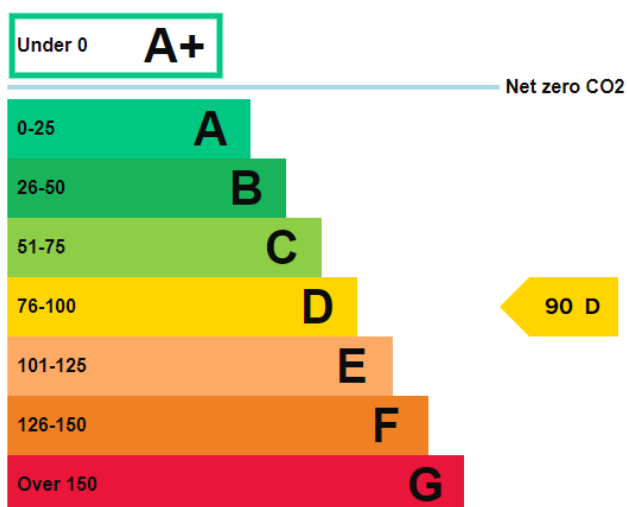
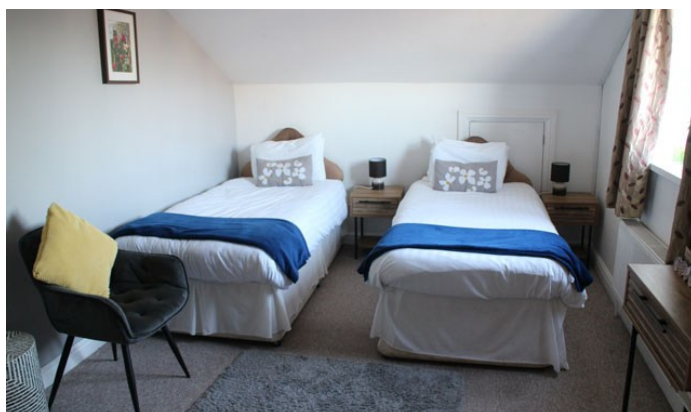
Fridays and Saturdays: 10:00 - 01:00

SERVICES

Mains electricity, water and drainage are connected.
LPG gas tank for cooking. Oil fired central heating.

Local Authority: Wychavon District Council

Rateable Value: £31,800 as of 01 April 2023.



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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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