



The Green Dragon

126 Guarlford Road, Malvern, Worcestershire, WR14 3QT

Freehold £495,000

- Edge of Malvern freehouse
- Traditional bar & Conservatory Restaurant
- Spacious 3 bedroom owners' accommodation
- Good gardens & car parking
- Set in approaching 0.5 acres
- For sale after 37 years in same owners' hands

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LOCATION

The town of Malvern needs little introduction; it is a renowned Georgian and Victorian spa town, a select and sought-after residential location and also a tourist trap attracting many visitors each year who visit the nearby hills.

The town has a population of 31,000 with many businesses and shops located there. It is conveniently positioned for the cathedral city of Worcester which is only a few miles distant. It also has access to the counties of Herefordshire and Gloucestershire, both of which stand on its border, and is a few miles from the Severn Valley.

The Green Dragon is an attractive property on Guarlford Road, the B4211 leading directly east from the main town centre. It is located just outside the town, near to the villages of Barnard's Green, Poolbrook and Guarlford. More importantly, it is a mile or so from the Three Counties Showground, one of the UK's premier agricultural show locations. The pub is believed to be 'The Green Dragon Inn' referred to in J. R. R. Tolkien's famous novels 'The Hobbit' and 'The Lord of the Rings' trilogy. Indeed, Tolkien lived and wrote in this beautiful area for some time.

The Green Dragon has been in the same owners' hands now for 37 years and offers a traditional bar, a conservatory restaurant, spacious owners' accommodation, excellent gardens and car parking. It is briefly described as follows:

TRADE AREAS

Entrance vestibule provides access to the MAIN BAR area and RESTAURANT. The main bar is an attractive room with carpeted floor and traditional fixed and loose seating for approximately 35 customers. It is arranged around an L-shaped bar servery with tongue and groove panelled frontage and display back fitting. Off the inner hallway is a set of LADIES' and GENTLEMEN'S customer TOILETS as well as a large, on level BEER CELLAR with delivery access from the side of the premises.

The restaurant is a good sized, L-shaped room constructed principally in a conservatory style. Although it is of traditional construction to window height, it does have a conservatory roof. The restaurant has contemporary high back, leather bound dining chairs and matching ladder back chairs to assorted tables, currently arranged to seat 35 diners. Double doors lead out to the side TRADE GARDEN which increases the dining capacity during the summer months. CATERING KITCHEN.

Main kitchen with Altro nonslip flooring, fully tiled walls, two section, ceiling fitted, galvanised extraction canopy and a comprehensive selection of stainless steel effects and work surfaces. PREPARATION ROOM adjacent which is similarly appointed and of a good size. FREEZER ROOM.



PRIVATE ACCOMMODATION

BEDROOM 1 - double with fitted wardrobes and fireplace.

BEDROOM 2 - large double with corner fireplace.

BATHROOM with wash hand basin, WC, bidet and bath (with shower over).

BEDROOM 3 - double with corner fireplace.

Large domestic LOUNGE/DINER. Off the lounge/diner is the pub's OFFICE.

KITCHEN with fitted units and sufficient space for a small dining table

EXTERNAL

The grounds are a feature of the pub. The Green Dragon benefits from delightful, enclosed TRADE GARDENS which are part patio and lawn and have convenient access from the front of the property and the restaurant. Furthermore, there is a lawned area to the front of the property which has additional seating and convenient access from the main bar. To the side of the property is a lined car park with space for approximately 20 vehicles. To the front, shaded by the adjacent lime trees, is a further car park with space for 10-12 vehicles, however, this does not fall within the curtilage of the property and is rented from a local charity which owns the adjacent common land at a cost of £945 per annum.

To one side of the property, with easy access off the lounge bar, is an enclosed, covered courtyard area acting as a smoking solution for the locals.

To the rear is a small, private garden area and a patio/service area adjacent to the rear entrance of the kitchen and wash-up. There is also a two section GARAGE.

THE BUSINESS

Our clients have operated the business for 37 years, originally as tenants of Mitchells & Butlers, subsequently purchasing it in the early 1990s. The business now operates on relatively limited trading hours, open 5.5 days a week. Turnover is generated principally by food trade which accounts for two thirds of the income. Accounts for the year ended 30 April 2023 show takings net of VAT of £168,186 with a gross profit of 58% and a net profit of £45,500. This net profit does show to prospective purchasers the ease of management of this operation and there is clearly further potential for increasing trade, both with longer trading hours and the possibility of extending the property, subject to planning consent, given the size of the plot.



TENURE & PRICE

FREEHOLD £495,000 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.

LICENCE

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

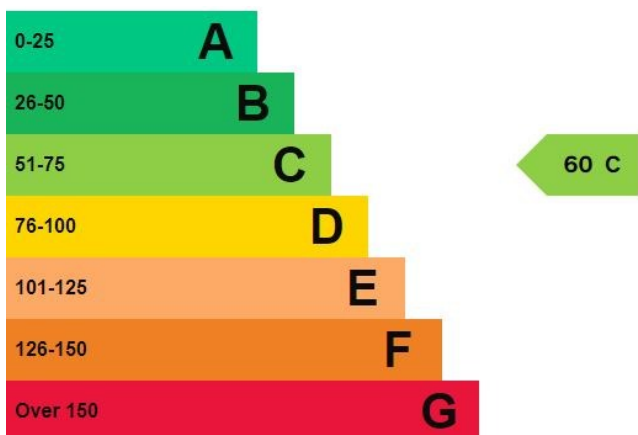
Sunday to Thursday: 10:00—00:00

Fridays and Saturdays: 10:00—01:00

SERVICES

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

Local authority: Malvern Hills District Council



BUSINESS MORTGAGES

01834 849795

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

UTILITY HELPLINE

01432 378690

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EPC Reference: N/A 2136-4551-4609-7175-2517

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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