



The Shovel Inn

81 Pedmore Road, Stourbridge, Worcestershire, DY9 7DZ

Freehold Offers Over £295,000

- Stunning early Victorian property
- Award winning real ale venue
- Open plan bar (61)
- Excellent scope to increase trade
- Conservatory and covered garden (70)
- Genuine retirement sale

Ref: 94477

01981 250333

midlands@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The town of Lye stands in the Black Country area of the West Midlands, just north of the larger town of Stourbridge. It is conveniently located for the M5 motorway and whilst a suburban settlement, it has easy access to the Worcestershire and Shropshire countryside, which is only a few miles west. Indeed, the town of Kidderminster is only six miles distant and is home to the historic Severn Valley Steam Railway and West Midlands Safari Park.

The Black Country is an area of the West Midlands which grew during the Industrial Revolution but The Shovel Inn dates back to 1836 which is the early part of this era and is therefore a property of much heritage: This is reflected in many of the period features in which it benefits. Similarly, it has been operated by the current owners for almost 20 years, having acquired the same in 2005. The pub has an excellent reputation for its beverages (it has been listed in the Good Beer Guide on many occasions) as well as its food, with its catering facilities being awarded a five star hygiene rating. The trading areas are of some quality. Furthermore, despite the age of the property, the ergonomics of the operating area are excellent. There is a feature external trading area including a completely enclosed conservatory style garden which has its own central heating.

The property must be viewed to be appreciated and is briefly described as follows:

TRADE AREAS

Entrance vestibule into the outstanding internal trading room providing bar, lounge and dining facilities. At one time this room would have been a myriad of smaller, traditional Black Country parlour bars but is now a contemporary bar area in which the pub benefits. Despite this modernisation and investment, it still retains a great deal of the traditional, Victorian style which is inherent of this area.

The rooms are arranged around an L-shaped central bar servery which has panelled frontage. There is a LOUNGE AREA adjacent to the entrance which has boarded floor, button fixed upholstered wall seating and loose table stools currently arranged for 25 or so customers, including stools to the servery area. There is also a darts throw and feature fireplace with brick surround and cast iron solid fuel burner installed. The rest of the room is laid out principally to dining, partially on split levels and has a booth style due to internal panels which have been erected to create separate and intimate seating areas. This room has boarded floor throughout, button fixed upholstered seating, loose stools and chairs, and is currently arranged for approximately 36 diners. There is an open aspect to the KITCHEN.

The kitchen is a very good size and comprehensively equipped with a full selection of stainless steel

catering effects and work surfaces, Altro nonslip flooring and ceiling fitted three-section extraction canopy. There is access to the walk-in racked DRY STORAGE AREA.

Off the inner hallways are a set of LADIES', GENTLEMEN'S and DISABLED CUSTOMER TOILETS, all well appointed and conveniently positioned for the TRADE GARDEN.

At ground floor level is a good sized subterranean BEER CELLAR with delivery access from the side of the property.

EXTERNAL/CONSERVATORY

The external trading space has been entirely covered and enclosed and is arranged in two sections. It is block paved throughout and the main section, which is entirely enclosed, provides a conservatory style bar and dining space with upholstered bench seating able to cater for at least 50 customers seated. It also benefits from central heating. The second section is partially opened, allowing it to be a smoking solution but is otherwise similarly appointed and has seating and standing space for a further 20 customers.

OWNERS ACCOMMODATION

At first floor is the owners accommodation which is currently arranged as follows:

BATHROOM: With a suite of wash hand basin, WC and double sized walk-in shower unit.

Large DOMESTIC LOUNGE/DINER: With feature fireplace having antique brick surround and real effect gas fire installed.

BEDROOM 1: Double (currently used as an office).

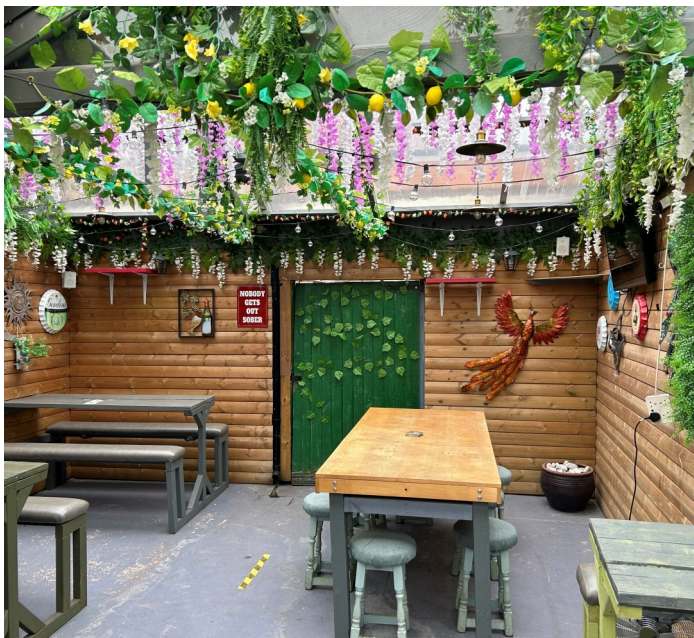
BEDROOM 2: Large double with walk-in wardrobe.

KITCHEN: With modern fitted kitchen units and boarded floor. Access onto an enclosed feature ROOF TERRACE/GARDEN.

THE BUSINESS

Our clients have owned The Shovel Inn since 2005 and have established it as one of the area's most successful community public houses. More recently it has been evolving as a dining venue. Indeed, despite its reputation for real ales, attracting visitors coming to sample one of its major selections of beers (it has been in the Good Beer Guide several times), the food is now accounting for over 1/3 of the total revenue with continued development of the catering side of the business. In addition to the excellent internal and external dining areas, the catering facilities are top-notch and have been granted a five star hygiene rating.

We are advised takings average a minimum of £3,500 per week including VAT with limited opening hours. A large proportion of the drinks trade is accredited to draft products making this a public house that generates a good level of discounts from its suppliers, boosting the gross profit. Therefore, this would be of notable appeal to multiple operators. With great scope to increase trade.



TENURE & PRICE

FREEHOLD OFFERS OVER £295,000 to include goodwill and fixtures & 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

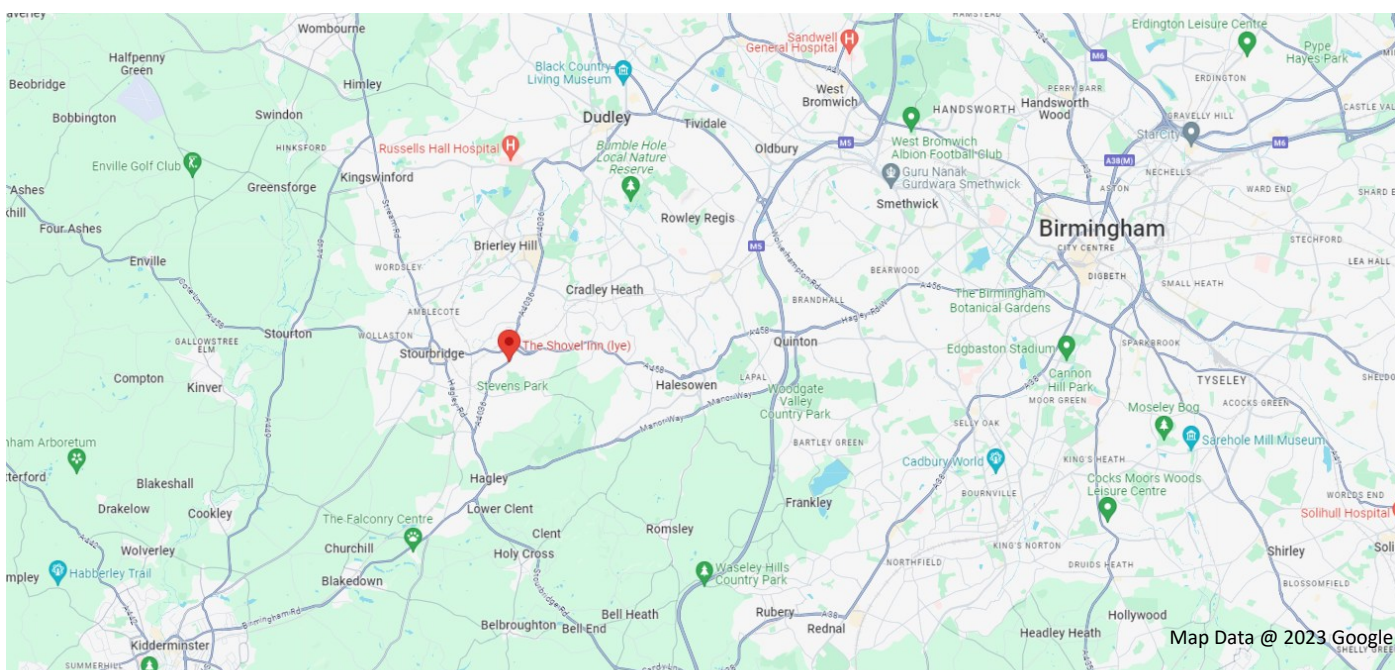
Under the terms of the premises licence, the business is permitted to retail alcohol between the hours of 10:00 – 00:00, seven days a week.

SERVICES

All mains services are connected and the property has the benefit of gas fired central heating. There is an eight camera CCTV security system.

Local Authority: Dudley Metropolitan Borough Council.

Rateable Value: £8,000 as of 01 April 2023.



awaiting
epc

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

EPC Reference: N/A

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.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA Registered in England and Wales: No. 2362635