



Hop Merchants House

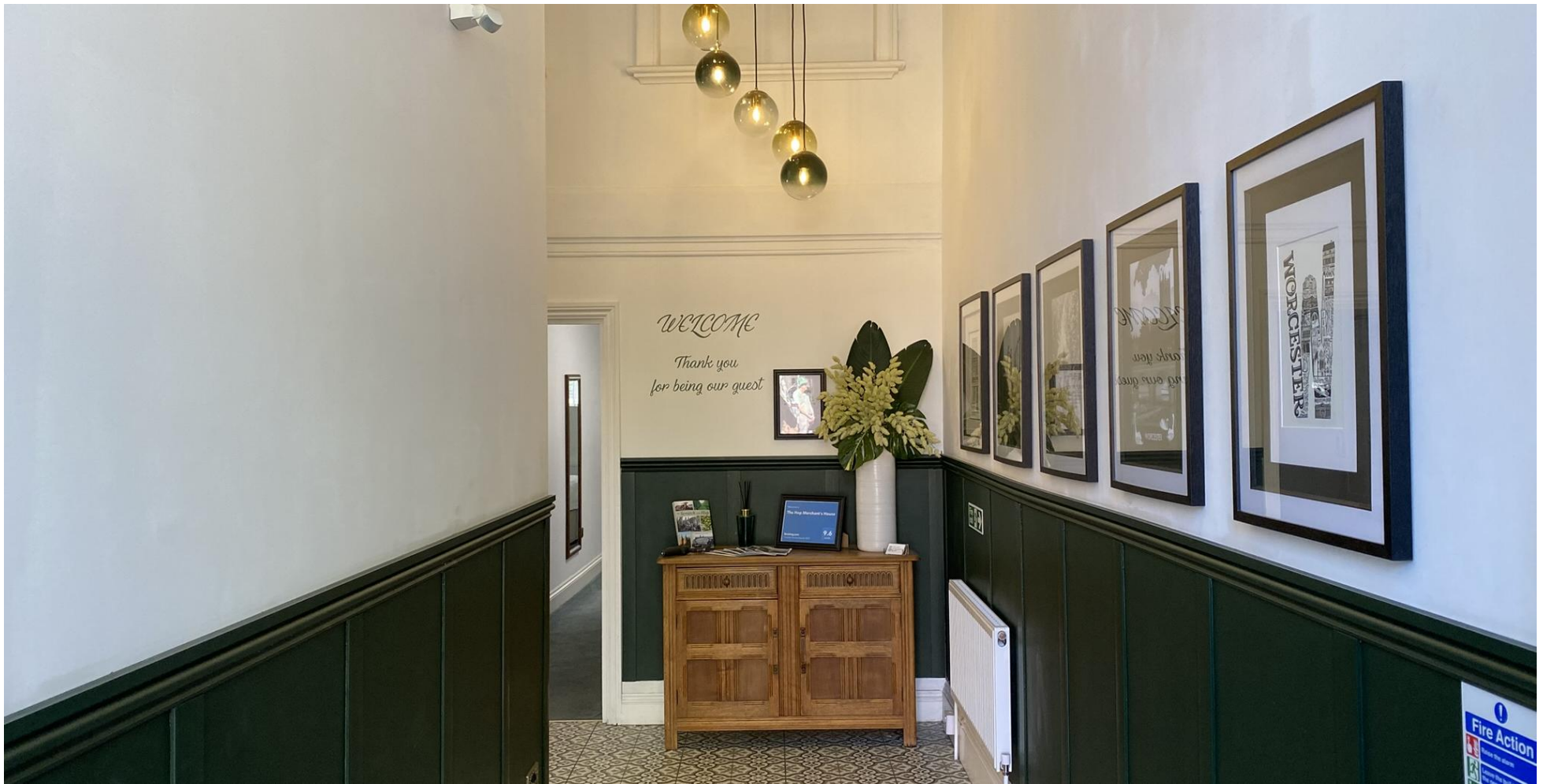
8 Sansome Street, Worcester, Worcestershire, WR1 1UH

Tenure: Freehold

Price: £550,000

Ref: 95401

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Busy commercial city centre location
- Close to historic and sporting attractions
- Five luxury apart-hotel rooms
- Property renovated to a first-class finish
- Established and profitable business
- Scope to increase business further

Location

Worcester is a beautiful cathedral and university city with a fascinating history sitting on the banks of the River Severn. It boasts a wealth of interesting architecture, top class sports teams and venues, and an unrivalled mixtures of independent boutique and high street national retailers. It has the benefit of being a big city combined with a community spirit and safety associated with smaller towns which has led to strong popularity in recent years. The city also has an extremely rich history dating from the Roman Period.

The city boasts a population in excess of 100,000 residents including those attending Worcester University, which has a growing reputation for academic sports excellence. Sport is a major part of the city, being the home of Worcester County Cricket Club, Worcester Warriors Rugby Club and Worcester Racecourse, as well as a number of well-established university teams.

The city has fantastic communication links with the M5 running north to south, just east of the city, accessible via junctions 6 and 7. This in turn provides access to the M42, M40 and M6 motorways. It also falls at the confluence of a number of major 'A Roads' including the A449, A448 and A38, all providing excellent access throughout the region.

Worcester houses three railway stations, being Foregate Street, Shrub Hill and Parkway, all providing direct links to major cities and London stations.



The Hop Merchants House is located on Sansome Street within the 'historic quarter' of the city centre. It neighbours a number of properties of architectural significance dating from the Medieval Era and lies within walking distance of the city centre retailers, Cathedral, Foregate Street station, University, racecourse and Worcester County Cricket Ground.

The Property

This historic property sits in Worcester's Historic City Conservation Area and was the home and office to the hop merchants acting for the Hop Market which is located immediately to the rear of the subject property. The Hop Market was reputed to be the busiest of its kind within England for centuries due to its location within this agricultural area.

The subject property is of brick construction with stone mullion windows and dressed stone façade to the ground floor. The accommodation including a basement is located over four floors and provides five luxury apart-hotel rooms with exceptional fixtures and fittings, all having modern kitchen facilities which incorporate cooking and refrigeration, seating and the addition of high-speed WiFi.



Ground Floor

- GRAND ENTRANCE HALLWAY: With Minton tiled floor and part-panelled walls.
- FUGGLE: King size bedroom with en suite shower. Incorporating a breakfast bar with refrigeration and sink.
- OLICANA: Deluxe super king bedroom with en suite shower and kitchenette.
- GOLDINGS: Deluxe super king bedroom with en suite shower and kitchenette.

First Floor

- CASCADE: Deluxe super king bedroom with en suite shower, kitchenette and seating area.

Second Floor

- ARCHER: Large deluxe super king bedroom with additional sofabed with en suite shower, two-section kitchenette and seating area.

Basement

- STAFF WC.
- BOILER ROOM.
- LAUNDRY ROOM AND STORAGE.

External (First Floor)

- ROOF TOP PATIO: With rattan furniture seating for eight covered by a heated sun shelter.



The Business

The property was purchased by the current owners in 2021 and has since undergone an extensive refurbishment which took over twelve months to complete, to provide the outstanding premises seen today.

The business operates as a high-quality apart-hotel within the city centre, appealing to tourists and business travellers alike. It boasts a sterling reputation, as well as a strong business, which is deliberately operated just below the VAT threshold to suit our clients' lifestyle requirements. Despite optionally being operated to a limited capacity, the business shows strong levels of profitability and there is undoubted scope for a new owner to develop the business further.

The business started trading in August 2023 and utilises Booking.com, Air BnB, its own website and a number of corporate relationships, also benefiting from excellent levels of repeat business. Room rates vary between £110 and £140 per night.

Tenure & Price

FREEHOLD £550,000 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.

Licences

A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £8,500

Local Authority: Worcester City Council







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