



The Sun & Slipper

Mamble, Worcestershire, DY14 9JL

Tenure: Leasehold

Price: £25,000

Ref: 96729

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Village Green freehouse to let after 32 years in same owners' hands
- Grade II listed
- Lounge bar (20) and restaurant (42)
- Second restaurant/function room (30)
- Three bedroom owners' accommodation
- Gardens and car park (26)

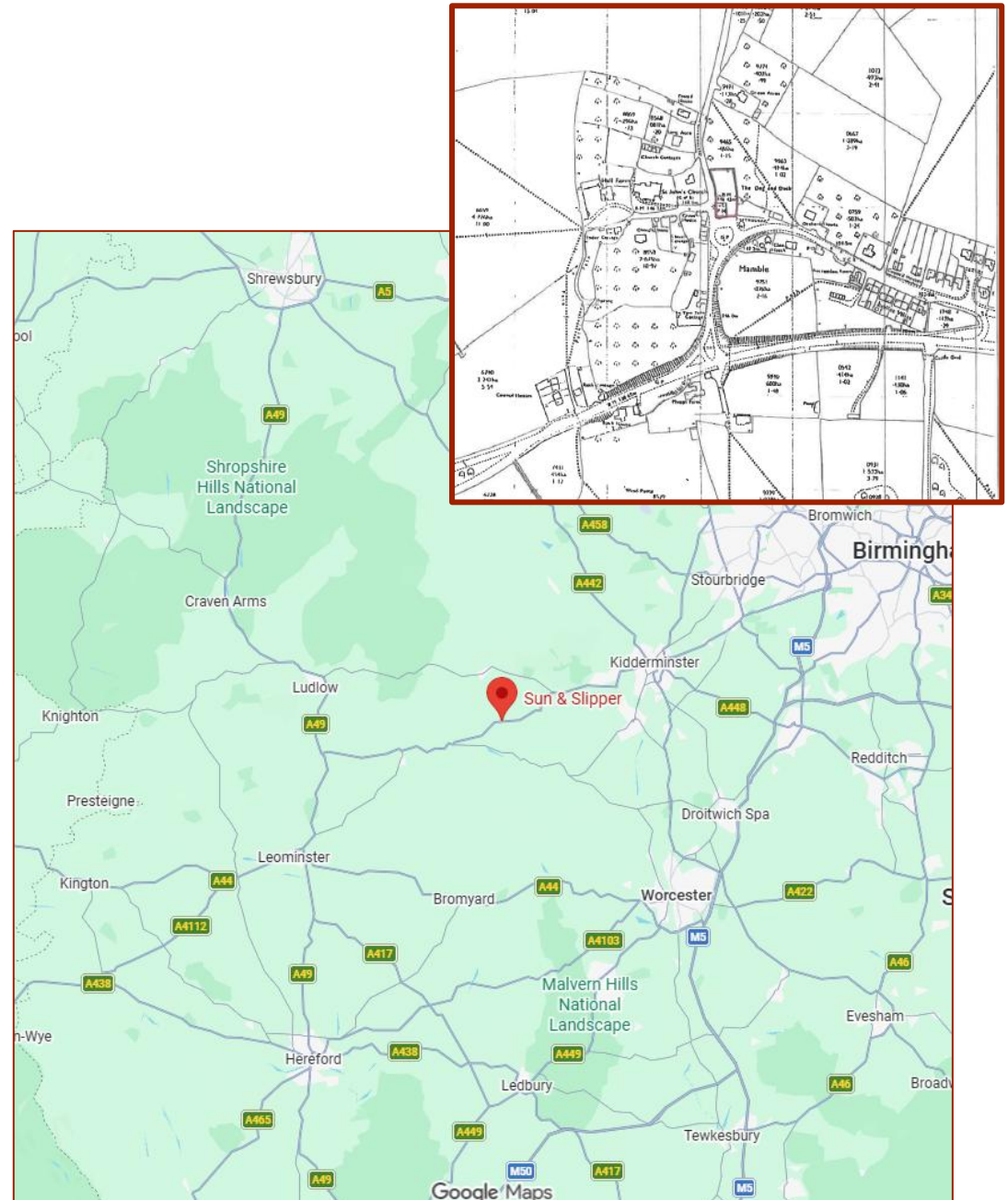
Location

The highly desirable residential rural village of Mable stands just off the main A456 trunk road between Bewdley and Tenbury Wells, each approximately 7 miles distant. Kidderminster is approximately 11 miles, Birmingham 27 miles and Junction 3 of the M6 motorway approximately 24 miles distant.

The Property

The Sun & Slipper is a delightful period Grade II listed property in an excellent setting at the village centre facing the village green. The premises stand detached in an elevated position. The property is appointed to a high standard and still retains a wealth of character features including exposed beams and brickwork.

The property was extensively refurbished during the 2020 'lockdown', the quality of which will be evident to all who view.



Trade Areas

MAIN ENTRANCE VESTIBULE off the car park, double doors to INNER HALLWAY, LADIES' AND GENTLEMEN'S TOILETS.

The LOUNGE BAR is an attractive room with part boarded and part carpeted floor and beamed ceiling. It has part tongue and groove panelled and part exposed antique brick walls and a feature open fireplace with antique brick surround. There is a fully equipped BAR SERVERY with panelled frontage and display back fitting. The feature of the room is a bay window to the front. There is assorted seating for over 20 customers.

The RESTAURANT is an extremely well-appointed room and laid for up to 42 covers. Fireplace with cast iron solid fuel burner installed. The room has heavily beamed walls and ceiling, is carpeted, has high back dining chairs and assorted tables. Well fitted CENTRAL BAR SERVERY with hardwood counters, glass washer, ice maker and coded till.

CATERING KITCHEN, with a comprehensive selection of stainless steel catering effects and work surfaces. Access to walk-in COLDROOM.

FIRST FLOOR

Staircase to further RESTAURANT, in two sections with central archway, comfortable lounge area and restaurant section to seat 30.

BASEMENT CELLAR with general storage area with sink and on level delivery access from the side road. MAIN CELLAR with temperature-controlled system, wines and spirits store.





Owners' Accommodation

Excellent PRIVATE LOUNGE with exposed beams, feature fireplace with ornamental stove, adjoining modern fitted GALLEY STYLE KITCHEN. Modern high quality fitted BATHROOM with vanity basin, WC and large corner entry shower with mixer unit.

The second floor comprises three bedrooms. BEDROOM 1, DOUBLE with sloping ceilings, exposed beams and adjoining fitted dressing room with walk in wardrobe. BEDROOM 2, DOUBLE AND BEDROOM 3, SINGLE. BATHROOM fitted to a high standard with stone tiled walls and marble tiled floor, antique style bath with tap shower over, basin, bidet and WC. Store cupboards.

External

Attractive enclosed TRADE GARDEN with direct access to the main entrance which is on the side of the property. This area is PART PATIOED and has part Astroturf base and rattan garden seating for 30 customers. Enclosed lawned PRIVATE GARDEN AREA to the rear. Lined tarmacadamed CAR PARK with space for 26 vehicles.



The Business

The current owners have operated the Sun & Slipper since 1994 and have now decided to retire. The property has been acquired by a private investor who is seeking applications from parties to take on a new free-of-tie lease.

Annual turnover is approximately £260,000 net of VAT, a high proportion of which comes from the catering side of the business. However, this is from relatively limited trading hours with the business closing after Sunday lunch service until Wednesday, and the first floor function room is not currently in use despite it being extremely well-appointed and ready to operate.

Prospective Tenants will no doubt see the undoubted potential to develop this trade further with a full extension of the trading hours and utilising the function room.

Licences

A Premises Licence is held.

Services

Mains water and electricity are connected. Bulk LPG tank for cooking. Septic tank drainage (tank on site). Oil fired central heating. Emergency lighting to ground and first floor and mains powered smoke detectors and burglar alarm.

Rateable Value: £8,200 as at 01 April 2026

Local Authority: Worcestershire County Council



Tenure & Price

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

Viewing strictly by appointment only.

LEASEHOLD	£25,000 to include goodwill, fixtures and fittings. Stock, glassware, loose catering effects and linen at valuation in addition.
TERM	Six years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance.
RENT	£25,000 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.
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.



Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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.