



The Sun & Slipper Inn

Mamble, Worcestershire DY14 9JL

Freehold £395,000

- Freehouse for sale after 32 years in the same owners' hands
- Centuries old and of considerable period charm and character
- Traditional locals' lounge bar (20) and beamed restaurant (42)
- Second restaurant/function room (30) and outside dining
- Three bedroom owners' accommodation
- Planning permission for seven en suite letting rooms

Ref: 5

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LOCATION

The highly desirable residential rural village of Mamble 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 Sun & Slipper is a delightful period property, Grade II listed, 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 Covid lockdown, the quality of which will be evident to all who view. The property is briefly described as follows:

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**.

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.

FIRST FLOOR

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

OWNERS ACCOMMODATION

Excellent PRIVATE LOUNGE with exposed beams, feature fireplace with ornamental stove and 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 is a DOUBLE and BEDROOM 3 is a 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

Our clients have operated the Sun & Slipper since 1994 and the property is now on the market as they wish to retire. During their 30+ years of ownership, they have established an enviable reputation at the Sun & Slipper, but would probably admit that over recent years it has not been promoted as highly as it should have been. Indeed, the property is closed after Sunday lunch service until Wednesday, and the first floor restaurant/function room is not currently in use despite being extremely well appointed and ready to operate.

Prospective purchasers will see the undoubted potential to develop this trade further with a full extension of the trading hours and possibly executing the planning permission to construct the letting bedrooms.

PLANNING PERMISSION

Our clients obtained planning permission in February 2022 for an extension to the property creating new toilets, kitchen, extension to the restaurant and, at first floor, seven en suite letting bedrooms.



TENURE & PRICE

FREEHOLD £395,000 to include goodwill and 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

A full Premises Licence is held.

SERVICES

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

Local Authority: Worcestershire County Council

Rateable Value as at 01 April 2023 to present: £5,900



BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

01432 378690

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EPC Reference: Grade II listed—no EPC required

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