



Rock Cross Inn

Rock Cross, Rock, Kidderminster, Worcestershire, DY14 9SD

Freehold £360,000

- Attractive stone constructed village free house
- Character beamed split level lounge bar
- Public bar with games area
- Well appointed two bedroom flat
- Good trade garden with views over countryside
- Established and profitable business

Ref: 91829

01981 250333

midlands@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The popular village of Rock is approximately 3 miles west of Bewdley and located just off the main A456 between Kidderminster and Woofferton, where it links with the A49 North South route. The village stands in glorious surrounding and is a most sought after residential location with many of the locals taking employment in the nearby Worcester and West Midlands conurbations. It is within pleasant driving distance of Bewdley and has a well established trade as both a village pub and previously has as a dining venue.

The Rock Cross Inn is a character stone constructed cottage style free house that holds a prominent location at the centre of the village with outstanding views over the surrounding countryside. The property is of stone and brick construction with pitched roof to the main building and small flat roof to the rear extension. It offers character trading areas at ground floor with private accommodation above and ample grounds for parking and trade garden. It has traded successfully as a village pub and dining venue on occasion for a number of years. It is currently for sale as the owners wish to retire from the trade and this offers an excellent opportunity for a new chapter in this pub's rich history.

TRADE AREAS

Front entrance leading into LOUNGE BAR, being a room of immense character and on split level. Heavily exposed timber ceiling and part exposed walls. Quarry tiled and carpeted floor. Feature stone fireplace with solid fuel burner installed. Seating for approximately 40. Wood panelled front bar counter from CENTRAL SERVERY.

PUBLIC BAR of considerable character, having quarry tiled and carpeted floor with part wood panelled walls and exposed beam ceiling. Large inglenook fireplace with solid fuel burner. Selection of pub style tables and chairs for approximately 20 with ample room for more standing. Pool table and dartboard. Feature sideboard effect wood panelled fronted bar counter from CENTRAL BAR SERVERY.

CATERING KITCHEN of good size with non slip floor, extraction hood, and good selection of commercial catering effects and equipment. Wash up.

LADIES AND GENTLEMEN'S TOILETS.

BASEMENT KEG CELLAR.

OWNERS ACCOMMODATION

Located at first floor is a PRIVATE FLAT consisting of LARGE LOUNGE with feature fireplace, and excellent views over the surrounding countryside. SMALL KITCHENETTE. TWO DOUBLE BEDROOMS (one having WC and handbasin in cubicle). BATHROOM.

EXTERNAL

Lawned TRADE GARDEN with seating for approximately 30 and timber constructed smoking solution. Lined tarmac CAR PARK for approximately 30 vehicles. PRIVATE PATIO with storage shed.

THE BUSINESS

The business is operated as a traditional village pub to the local community for a number of years. It is primarily wet led but has been successful with catering in the past when the current owners concentrated on this side of the trade. At present they only provide food on Sundays.

In the last financial year before the Covid pandemic being April 2020 the business achieved sales of £180,000 exclusive of VAT with a healthy net profit which does not take into account large staffing costs that could be adjusted for an owner/operator couple as the current owner operates it single handed.

LICENCE

A Premises Licence is held for the supply of alcohol between the hours of 10:00 to 00:00 seven days a week.

SERVICES

Mains water, electricity and drainage. LPG gas used for cooking and heating.

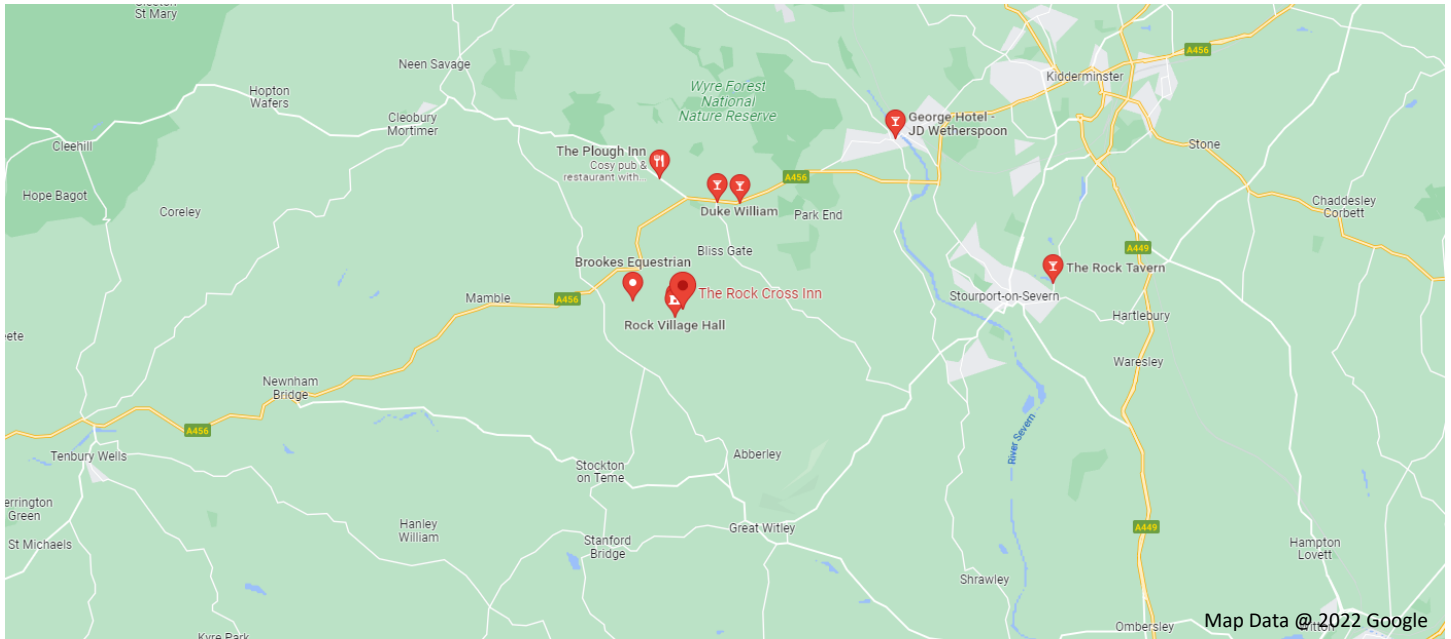


TENURE & PRICE

FREEHOLD £360,000 to include fixtures, fittings and goodwill. 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.



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