



Cromwell House

20 Church Street, Upton-upon-Severn, Worcester WR8 0HT

Leasehold £25,000

- Upton-upon-Severn, Worcestershire
- Newly created restaurant/wine bar/tea rooms
- Three section trading areas (70+)
- Excellent catering kitchen
- Favourable new lease from private landlord
- Well positioned in this famed, festival riverside town

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LOCATION

The riverside town of Upton-Upon-Severn lies in West Worcestershire within the Malvern Hills. The town has a population of 3,000 and stands on the west bank of the River Severn, 5 miles south-east of Malvern. It is renowned for its festivals, principally folk, jazz and blues. The town has a bustling centre lined with shops and hospitality businesses and a renowned riverside walk. At the very centre of this area is a village green on which stands a distinctive tower known as 'the Pepperpot'. Immediately adjacent to the same is the subject property, The Cromwells, formerly a bakery which has been completely converted by our clients to provide a three section hospitality business ready to operate as a wine bar/restaurant/tea rooms (possibly all three). It is available on favourable, free of tie lease terms from a private landlord and is briefly described as follows:

TRADE AREAS

The property is a ground floor premises with glazed double shop frontage which is accessed via double doors into the trading areas which are 3 principal levels/sections. The lower level is a seated area with boarded floor and can seat 12 – 14 customers. The middle section has stone flagged floor throughout, fireplace with beamed lintel over and part beamed and plastered walls, fully equipped bar servery with panel frontage and this area would cater for 12 – 16 customers seated. The rear section is the main dining room which has a boarded floor throughout, part panelled walls and seating for 30 customers.

Large catering kitchen with serving hatch to the main dining area. The kitchen has a selection of stainless steel catering effects and work surfaces, four section ceiling fitted galvanized extraction canopy, fully tiled walls and fully tiled floors. Access through to a wash up/preparation room with walk-in freezer and dry store off. Off a side hallway is a set of ladies', gentlemen's and disabled customer toilets.

Basement BEER CELLAR.

THE BUSINESS

Cromwells is a new concept having just been refurbished by our client. It has in the past been operated as a pastry shop until the new wine bar/restaurant/tea rooms that is presented to you was created.

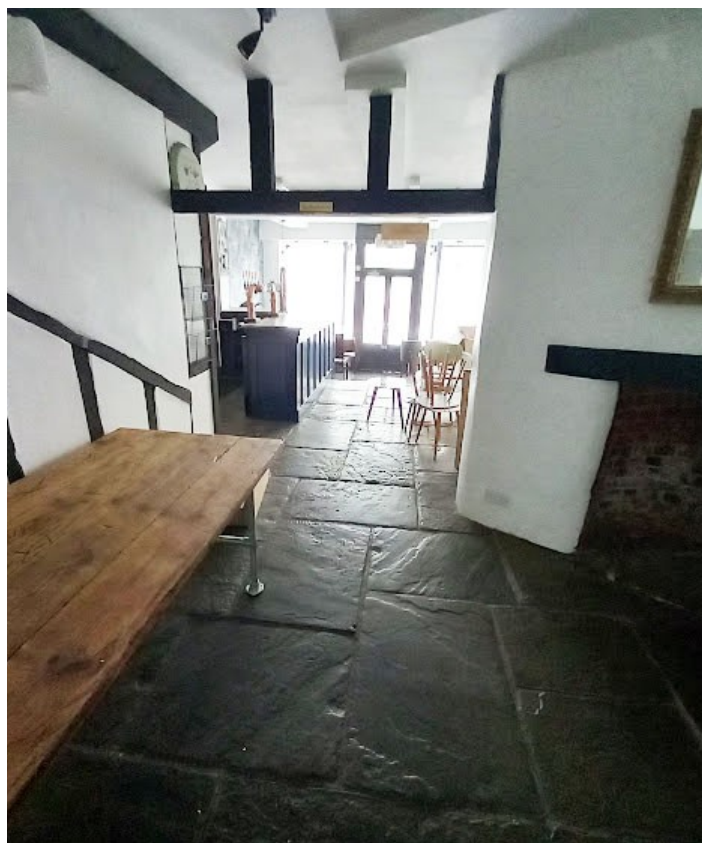
Therefore prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected. The property has the benefit of air conditioning. Heating is via the air conditioning units and there is also a log burner.



LEASEHOLD	£25,000 to include the trade inventory.
TERM	6 years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable
BOND	A bond equivalent to 3 months' rent in advance
RENT	£18,000 per annum, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property
TIE	Tied to Richmond Brewery (Negotiable)
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



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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.

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