



Kateshill House

Kateshill, Bewdley, Worcestershire DY12 2DR

Tenure: Leasehold

Price: £75,000

Ref: 96293

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Edge of riverside town
- Elegant Georgian hotel and wedding venue
- Set in 1.7 acres with stunning gardens
- 3 bars/dining rooms
- 8 high quality letting bedrooms
- Manager's accommodation

Location

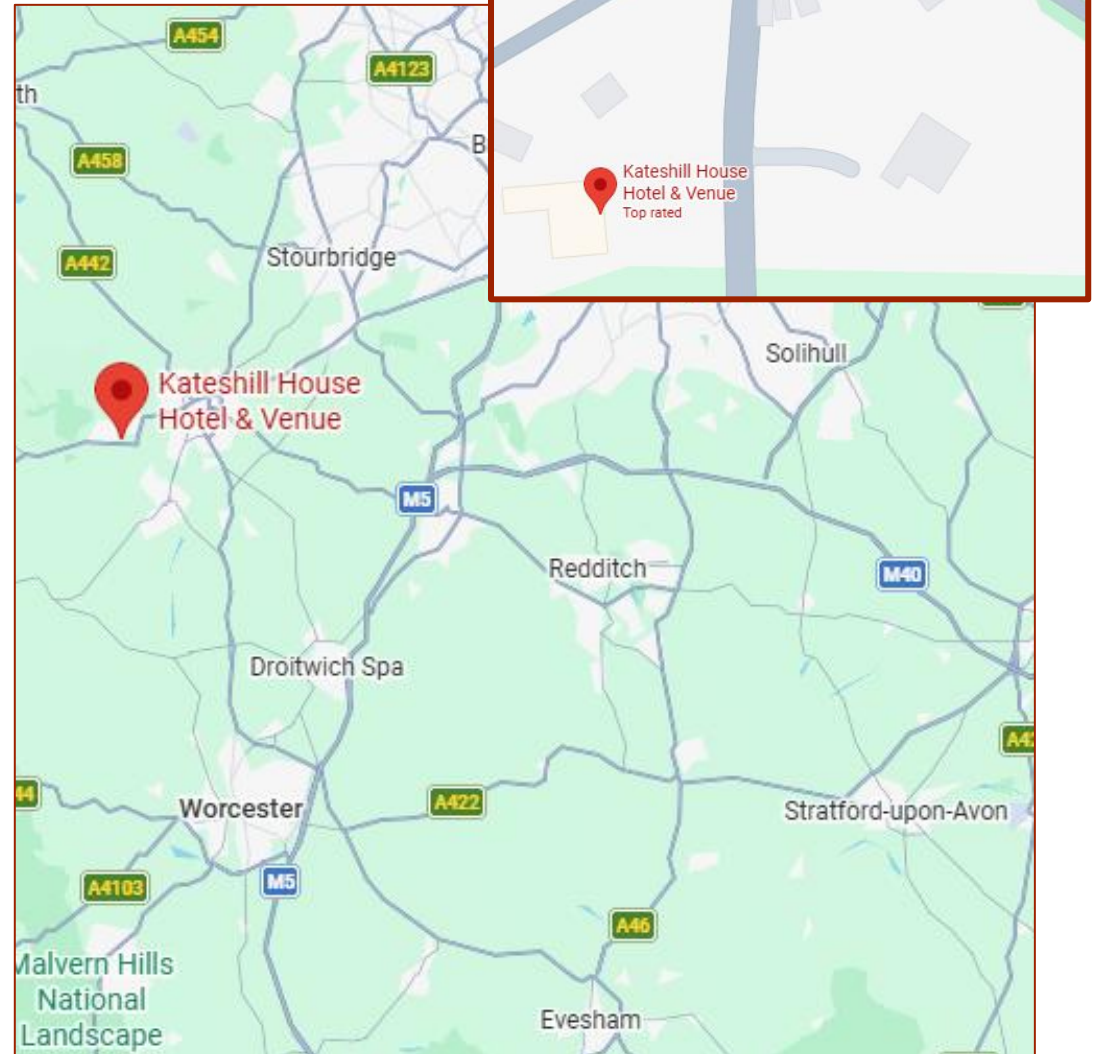
Kateshill House Hotel is an elegant and sumptuously appointed country house hotel located on the edge of the riverside town of Bewdley.

The town stands on the banks of the River Sever and on the edge of the Wyre Forest, historically renowned for its charcoal makers (wood colliers). It is now a popular and busy tourist town conveniently located to most of the Black Country and West Midlands industrial conurbations.

The Property

The Kateshill House Hotel is a stunning building standing in a beautifully presented plot of 1.7 acres.

The building dates back to mid 17th century and is Grade II listed and has a feature canted bay window running through the three storeys as well as providing the main dining room and two of the bedrooms with a most interesting layout.



Trade Areas

ENTRANCE via a dual stone perron staircase with a stone Venetian doorcase which features a glazed Gothic fanlight and with open pediment and engaged Doric columns to the RECEPTION HALLWAY which has feature stone flagged floor and has leather bound sofas etc for guests whilst they check-in.

Either side of this hallway are two RECEPTION ROOMS, a COCKTAIL BAR with feature fully equipped SERVERY with dark stained panelled frontage and matching mirrored display back fitting, fireplace with enamel tile Victorian cast iron backfitting and stone flagged floor. There is assorted easy seating for 14 or so customers and this room has views over the garden. There is a BREAKFAST ROOM/DINING ROOM which can be utilised for small meetings and which has a fireplace with marble mantelpiece and cast iron log burner installed.

The RESTAURANT/FUNCTION ROOM opens out into a bay window overlooking the garden, which when fully furnished could comfortably seat 40 for formal dining. Again, this room has a feature fireplace with ornate cast iron mantelpiece and a cast iron solid fuel burner installed.

LADIES' and GENTLEMEN'S TOILETS are located off the reception hallway.

CATERING KITCHEN is a spacious and well-appointed room with farmhouse table centrally located. The room has fitted units and is comprehensively equipped. There is a walk-in DRY STORE/FREEZER ROOM adjacent.

External

The gardens are a feature of the property and extend the length of the hotel and are beautifully maintained and extend to 1.7 acres. There are three separate lawn areas, a CAGED KITCHEN GARDEN, two separate PATIOS, again at separate levels, extensive area of shrubs and flower borders, all befitting a hotel of this status.





Letting and Owners' Accommodation

FIRST & SECOND FLOORS

Eight high quality bedrooms, each individually named:- BOLEYN, HOWARD, SEYMOUR, ARAGON, CLEVES, PARR, TUDOR and HENRY.

Each room is at least of double size and each is appointed to an extremely high standard and being EN SUITE with spacious bathrooms and shower rooms. In any other hotel the square footage of these rooms would count for at least double bedrooms, such is the nature of this building. Instead, it offers eight stunning, large, quality bedrooms.

The lower ground floor offers seven rooms, five of which have natural light. This had previously been Manager's accommodation of seven rooms. The two rooms without natural light are utilised as the laundry area.

The Business

The property is owned by an investment company and the business has recently been operated by independent tenants and therefore no trading figures are available.

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





Kateshill house was once part of Tickenhill Manor, home to King Henry VIII's older brother, Arthur Prince of Wales. In 1499, it was here that Arthur was married to Catherine of Aragon and where the couple lived for a month following their nuptials. Originally named Hillside House, the property became Kateshill as Charles II's wife, Catherine of Braganza, frequently enjoyed the view on the hill during her stays.

The house has also been home to multiple other notable people including Sir Henry Sidney, Lord High Admiral, Mary Sidney, one of the first English female poets of note, and Norman Hickin, naturalist and author. The gardens of Kateshill House are home to one of the largest chestnut trees in England, thought to have been planted following the wedding of Arthur and Katherine or after Sir Henry Sidney's daughter was born. This would make the tree at least over 400 years old.





Tenure & Price

LEASEHOLD £75,000 (see page 10)

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 main services are connected.

Gas fired central heating.

Rateable Value: £12,750
(from 1st April 2026)

Local Authority:
Wyre Forest District Council



LEASEHOLD	£75,000 to include fixtures and fittings
TERM	Six years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to 3 month's rent in advance
RENT	£80,000 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 agreement. 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	Free of all trade ties
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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