



The Paul Pry

6 The Butts, Worcester, WR1 3PA

Freehold £450,000

- Worcester City Centre
- Historic listed Victorian public house
- Stunning bar and dining area
- Catering kitchen
- Four bedroom owners accommodation
- T/O £551,947 pa inclusive of VAT

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LOCATION

The city of Worcester is one of the most prosperous county centres in the UK. The city has a population of over 100,000 and stands astride the River Severn. It is focal point for a much wider range, even beyond the county boundaries. Worcester has a thriving shopping centre and a centrally located burgeoning university.

Paul Pry is located in the heart of the city centre just off the main pedestrianised area and a stone's throw from the main indoor shopping centre and bus station. It is an historical Grade II listed Victorian building and retains all of its original period charm and character. The tiled hallway and main bar back fitting are two quite exceptional features. The property also has extensive four bedroom accommodation across the first floor. The business has an extremely well established high level of trade and has a cult status for its food, real ales and Sunday lunches, despite the property's age has excellent ergonomics and is easy to operate. It is briefly described as follows:

TRADE AREAS

A feature of the pub is the entrance hallway which provides access to both principal trading areas. It has quite an exceptional Terrazo marble floor, enamel tiled walls from floor to ceiling and some stained glass partitions.

The MAIN BAR is a stunning room reflecting the Grade II status of the building and its Victorian heritage. It has a Terrazo marble floor to bar and entrance, rotunda style bar servery with panelled frontage and breath taking mirrored back fitting. The room has fixed dralon upholstered wall seating and loose low table stools with high stools to servery area currently to accommodate 25 to 30 customers. Feature fireplace with cast iron back fitting and enamel tiled insets.

Off the inner hallway are the LADIES and GENTLEMEN'S TOILETS.

The LOUNGE BAR/RESTAURANT has boarded floor throughout, feature Victorian fireplace with cast iron back fitting with enamel tiled insets and real effect gas fire installed. There is assorted traditional seating currently for 32 diners.

The CATERING KITCHEN is conveniently located and comprehensively equipped with full selection of stainless steel catering effects and work surfaces, Altro non slip flooring, fully tiled walls and ceiling fitted galvanised extraction canopy.

At basement level is a sizeable CELLAR in three sections providing traditional BEER CELLAR and additional racked bottle storage. Delivery access is from the main road to the front of the property.

OWNERS ACCOMMODATION

The owners accommodation is located at first floor and arranged as follows: Good size LOUNGE with corner fireplace with marble effect mantle. KITCHEN with some fitted units and sufficient space for small dining table. BEDROOM 1, small double. BEDROOM 2, double. BEDROOM 3, double with walk-in wardrobe. BEDROOM 4, Large double (At one time this was a clubroom for the pub) BATHROOM with suite of wash hand basin and bath with shower over. SEPARATE WC adjacent.

EXTERNAL

Off the inner hallway is a small enclosed COURTYARD providing some external seating/facilities. There is a SERVICE COMPOUND and double gated access on to the rear lane providing convenient delivery access.

THE BUSINESS

The property has been operated by our clients since 2017 and they have established an exceptional level of trade reflected in the accounts. Takings for the 55 week period ended 23 January 2024 showed takings inclusive of VAT of £551,947. The trade being split 63% wet sales and 37% food sales. Management accounts for the year ending 31 March 2024 show takings net of VAT of £395,537.21. This shows roughly a 10% decline taking into consideration the VAT element and the slightly longer trading period. This was due to a family bereavement and tragedy that resulted in the pub being closed during January and early February for two weeks and thereafter until Easter operated on wet-sales only basis.

This is a stunning historic building located in the heart of this popular city centre which has an extremely well established level of trade.



TENURE & PRICE

FREEHOLD £450,000 to include goodwill and fixtures & 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 Premises Licence is held.

SERVICES

All mains services are connected and the property has the benefit of gas fired central heating.

Local Authority: Worcester City Council

Rateable Value as at 01 April 2023: £8,700



awaiting
epc

BUSINESS MORTGAGES

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UTILITY HELPLINE

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EPC : The property is Grade II listed. Therefore it does not require an EPC.

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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