Talbot Hotel

29 High Street, Cleobury Mortimer
Kidderminister
DY14 8DQ

Freehold:
£395,000 plus VAT (if applicable)

Ref: 4256510

DESCRIPTION

A 16th Century Grade II Listed freehold having 3 storey Tudor style clad elevations beneath a multi-pitched tiled roofline.

LOCATION

The property is centrally located on the main High Street of the market town of Cleobury Mortimer which is itself situated midway between the historic towns of Bewdley and Ludlow, on the A4117.

The property is ideally located for the Severn Valley railway terminus and within close proximity to both the Wyre Forest and Clee Hills.

THE OPPORTUNITY

The business trades as a popular local's inn with letting bedrooms.

INTERNAL DETAILS

Dated in part back to the 16th Century, the Talbot Hotel has a number of traditional stye heritage features to include; wooden panelled walls, beamed ceilings, and open-grate fireplaces.

Open-plan lounge and public bars (60) served by wooden topped corner mounted bar servery, feature open-grate stone fireplaces, a combination of traditional wooden and carpeted flooring, fixed perimeter seating, and free-standing tables & chairs.

Dining restaurant (12-16), part panelled walls, free-standing tables & chairs, and carpeted flooring.

LETTING ACCOMMODATION

Guest accommodation comprising 7 double and 1 twin bedrooms, all with en suite facilities.

OWNER'S ACCOMMODATION

Two bed owner/manager's accommodation.

ANCILLARY AREAS

Split level trade kitchen, two vault cellar with beer drop, and ladies & gents wc's.

The property utilises propane gas for cooking and heating.

FIXTURES & FITTINGS

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

STAFF

The business is currently run under management.

TRADING INFORMATION

Trading information will be provided to seriously interested parties upon request

TRADING HOURS

Monday to Saturday: 12pm - 11pm
Sunday: 12pm -10.30pm

TENURE

Freehold. VAT may be applicable on 90% of the purchase price.

REGULATORY

Premises licence.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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