

MUG HOUSE INN

12 Severn Side North, Bewdley, DY12 2EE

LEASEHOLD: £69,995 ANNUAL RENT: 54000 | REF: 5854420

CHRISTIE & CO

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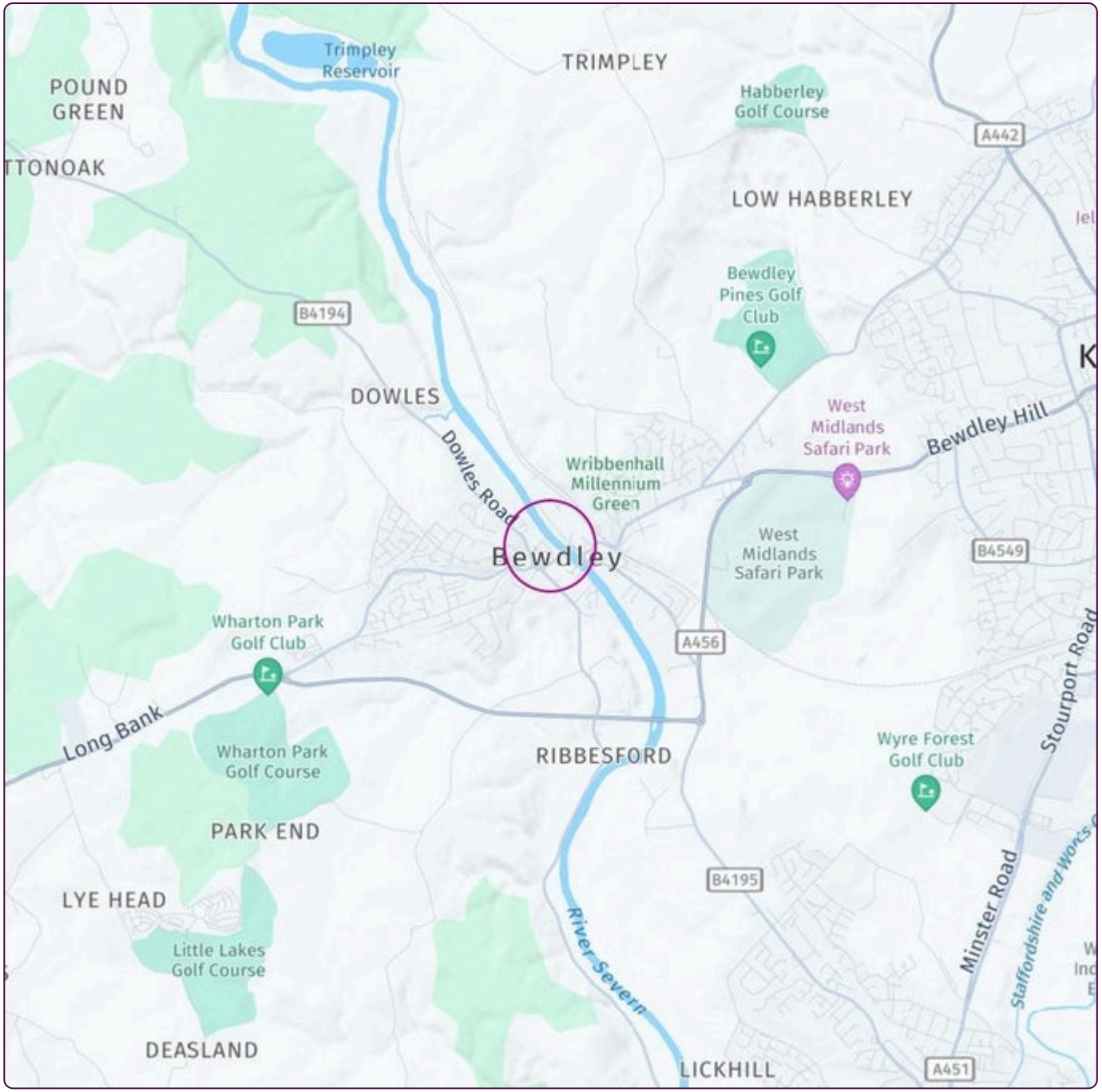
KEY HIGHLIGHTS

- 115+ seated covers
- 55% food-led sales
- Garden bar & patio
- Four en-suite letting rooms
- Accounts available
- Energy Rating D

LOCATION

The Mug House Inn occupies an exceptional trading position fronting the River Severn in the heart of the historic Georgian town of Bewdley, Worcestershire. Bewdley is a highly regarded tourist destination, attracting strong year-round visitor numbers due to its riverside setting, heritage architecture and proximity to the Wyre Forest and Severn Valley Railway.











DESCRIPTION

The Mug House is a characterful and well-established riverside inn, holding a prominent and enviable position within the town. Since acquisition, the business has been thoughtfully developed, enhancing both trading flexibility and overall appeal.

INTERNAL DETAILS

Internally, the Mug House offers a welcoming and traditional trading environment, complemented by a layout that supports both wet-led and food-led trade. The emphasis on food has increased significantly under the current ownership and now accounts for approximately 55% of total sales, reflecting changing customer demand and the success of the adapted offering.

FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

THE OPPORTUNITY

The Mug House Inn represents an excellent opportunity to acquire a prominent and highly regarded riverside hospitality business in a strong tourist location. In addition to the core operation, and by way of a separate agreement with a separate landlord, the current vendors also have use of the neighbouring property, which provides a further three letting rooms. This offers scope for continued accommodation growth and enhanced overall returns, making the Mug House an attractive proposition for experienced operators or lifestyle buyers alike.

LETTING ACCOMMODATION

The property benefits from four well-appointed en-suite letting bedrooms, providing valuable additional income from overnight guests in this popular tourist town. In addition, there is a self-contained one-bedroom manager's flat, offering comfortable on-site accommodation for owner-occupiers or management.

BUSINESS RATES

The Rateable Value is £50,000 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.













EXTERNAL DETAILS

A particular highlight of the Mug House is the rear patio area, which has been brilliantly adapted over the last five years to ensure year-round usability. Along with an 'outside garden bar', the external areas significantly enhance the trading potential and contribute to total seating of over 115 covers, maximising revenue during peak seasons and events.

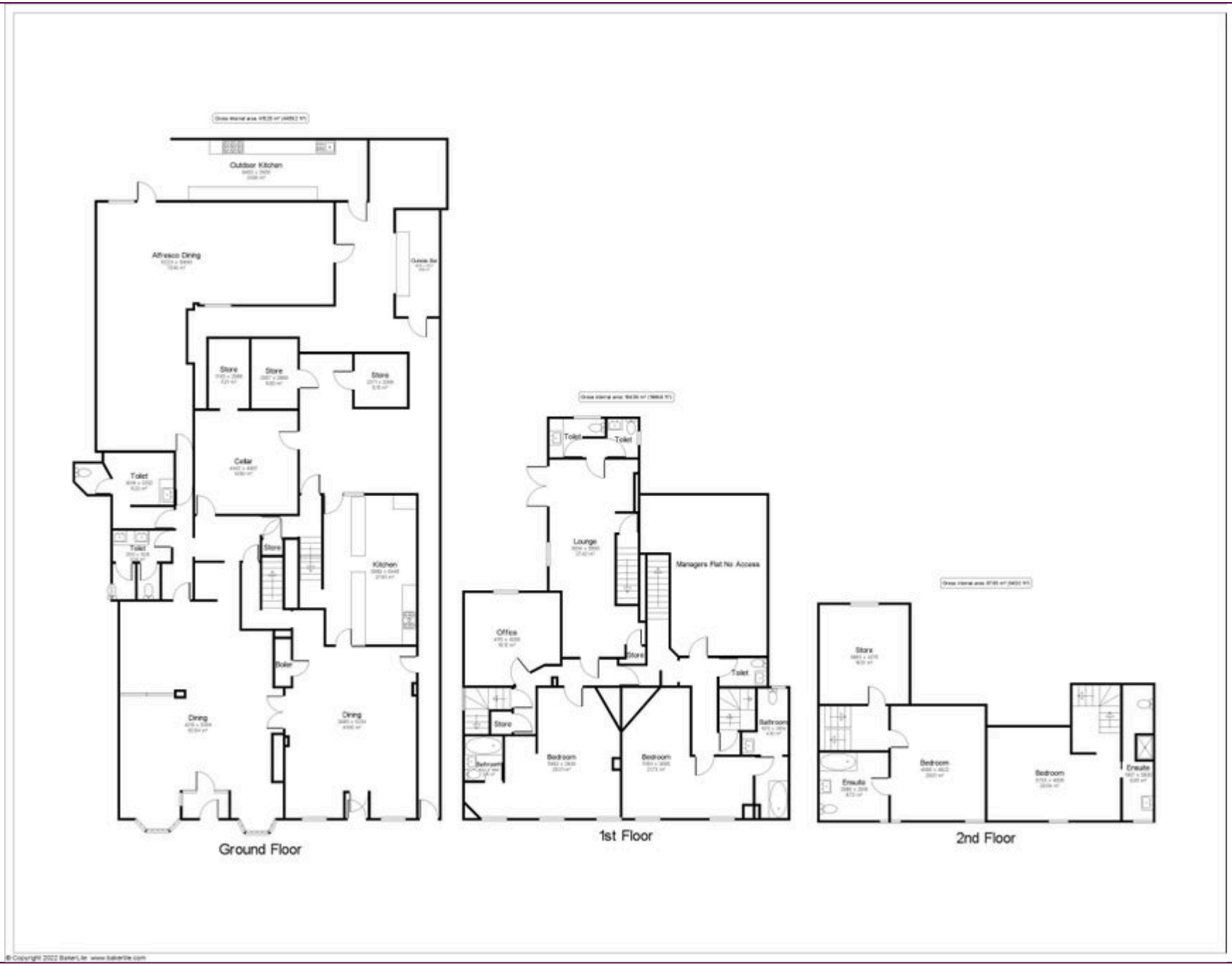
REGULATORY

Premises License








Outdoor Kitchen
Alfresco Dining
Store
Store
Store
Cellar
Toilet
Toilet
Kitchen
Store
Boiler
Dining
Dining
Ground Floor
Toilet
Toilet
Lounge
Managers Flat No Access
Office
Store
Toilet
Store
Bedroom
Bedroom
Bathroom
1st Floor
Store
Bedroom
Bedroom
Ensuite
Ensuite
2nd Floor

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

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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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