



WALTER DE CANTELUPE INN

Kempsey, Nr Worcester, WR5 3NA

FREEHOLD: £395,000 | REF: 5854423

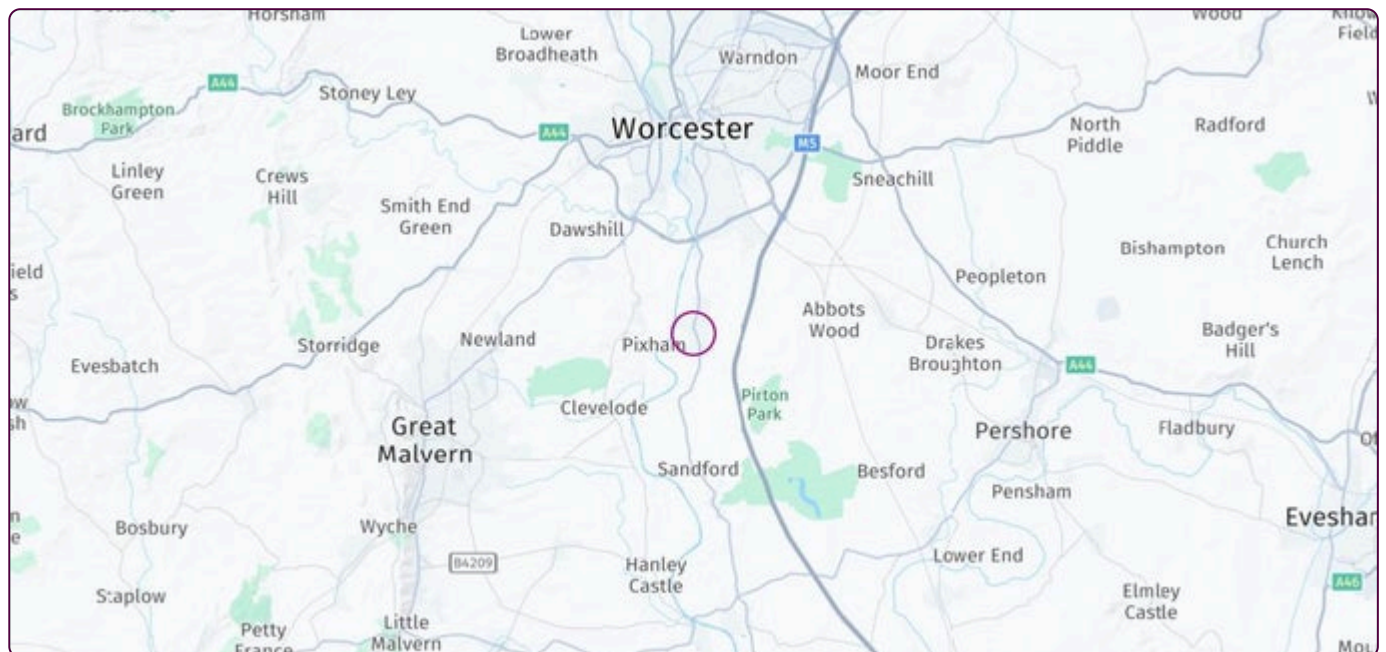
KEY HIGHLIGHTS

- Established local trade
- Three en suite rooms
- Flexible accommodation
- Beer garden
- Long-term ownership
- EPC Rating C



LOCATION

The Walter De Cantelupe Inn is situated in the attractive village of Kempsey, on the outskirts of Worcester. Positioned on Main Road, the property benefits from a prominent setting within a well-regarded residential area, offering convenient access to Worcester city centre and surrounding Worcestershire countryside.



DESCRIPTION

The property comprises a Georgian-style public house, offered to the market for the first time in over 30 years. The business has been under the same ownership since the 1990s and presents a traditional village pub opportunity with established trade and a strong local following

INTERNAL DETAILS

The ground floor trading area features a characterful bar arranged over split levels, centred around an 'L'-shaped bar servery. Ancillary areas include a kitchen and preparation room, together with a basement beer cellar which benefits from separate external access for deliveries. The layout provides a functional and traditional pub environment.



LETTING ACCOMMODATION

Owner's and letting accommodation is arranged primarily at first floor level, where there are three double bedrooms, each with en suite facilities. A further room is currently utilised as a laundry but could be converted into a fourth bedroom, with access to a separate bathroom. In addition, a ground floor suite presently used by the landlord includes a double bedroom, office space, and a shower room, providing flexible residential or letting potential



THE OPPORTUNITY

The sale represents a rare opportunity to acquire a long-established village pub with scope for continued or enhanced trade. Having operated successfully for over three decades under the current owner, the property offers potential for a new operator to build upon its existing reputation, or to reposition the business to suit changing market demands

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.

EXTERNAL DETAILS

Externally, the property benefits from a beer garden accessible from the bar area, providing additional trading space in favourable weather. There is also side access to the cellar for barrel deliveries, supporting efficient operational logistics.

BUSINESS RATES

Current rateable value is £2,850 from April 2026.
Confirmation of actual business rates payable should be obtained from the local authority.

REGULATORY

Premises License







1st Floor



2nd Floor



Cellar



Ground 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

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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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:



JAMES DODD

Business Agent - Pubs and Restaurants

T: +44 7561 114 985

E: james.dodd@christie.com



JONTY GREEN

Business Agent

T: +44 7715 806 592

E: jonty.green@christie.com

CONDITIONS OF SALE

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