



THE OAK

Worcester Road, Upton Snodsbury, Worcester, WR7 4NW

FREEHOLD: £800,000 | REF: 5854421

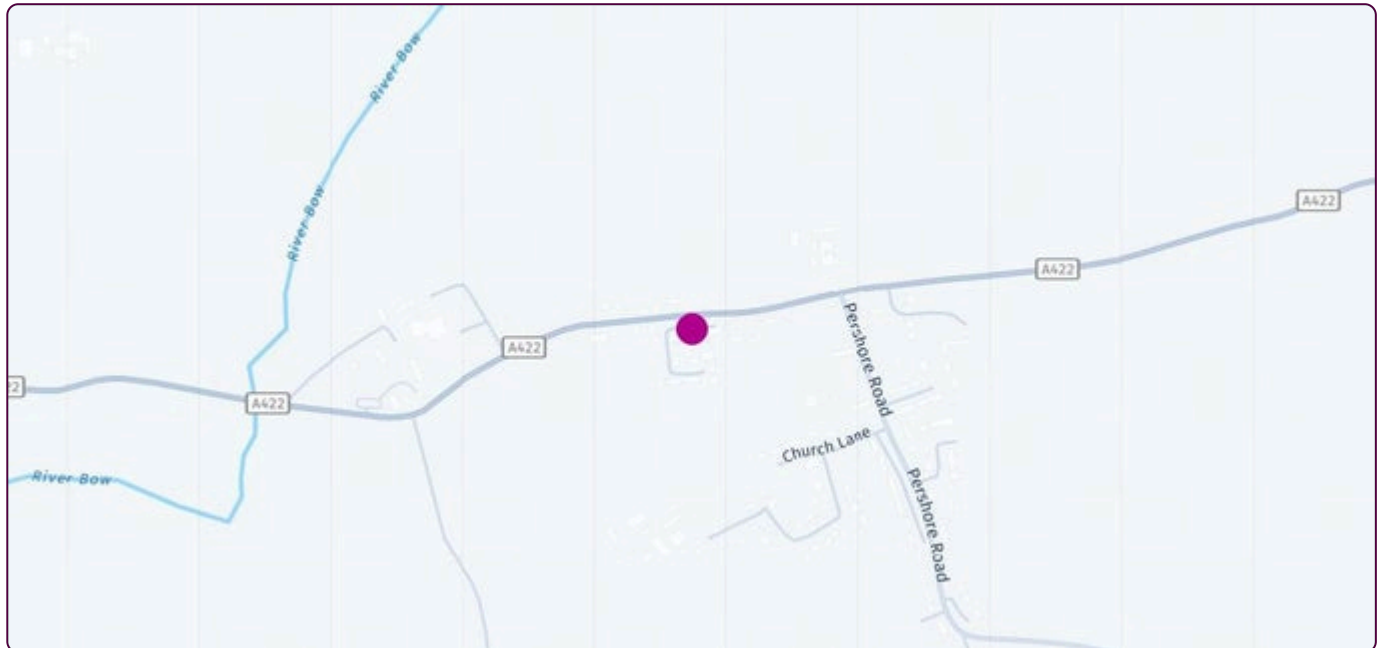
KEY HIGHLIGHTS

- Roadside Destination Venue
- Turnover - £920,799 (Nov '24)
- Food led pub with letting rooms
- Diverse income from pub, cafe and rooms
- Large car park and beer garden
- Energy rating C



LOCATION

The Oak is located in the attractive Worcestershire village of Upton Snodsbury, situated between Worcester and Stratford-upon-Avon, with easy access from Junction 7 of the M5 (3 miles). The area is characterised by rolling countryside, strong commuter links and proximity to regional destinations including Worcester (6 miles) and Evesham (12 miles).



DESCRIPTION

The Oak is a traditional village inn featuring timber beams, flagstone floors, open fires and a modernised interior and a striking wine bottle ceiling feature. It operates as a steakhouse, grill and lodging house with strong local trade, as well as a cafe with a range of sandwiches, cakes and coffees to capture. Externally, the property includes a large beer garden and heated dining pods.



INTERNAL DETAILS

- Character bar and dining rooms with an array of original features
- Dining area (60/70 covers) with booth seating, split level areas suitable for private dining and functions
- Cafe dining area (36 covers) offering alternative lunch / all day trade opportunities, as well as extending to evening trade
- Fully equipped commercial kitchen
- Customer WCs

THE OPPORTUNITY

The Oak is a fantastically well presented pub, trading well, averaging £17,700 pw. Opportunities include expanding the letting rooms and event driven use of the dining area, further marketing of destination led dining and the streamlining of the business.

TRADING INFORMATION

Trade is split 60:30:10 - Food:Wet:Accom
Turnover - £920,799 ending November 2024
EBITDA - £128,669
Barrelage c. 68 BB PA

Further trading information available on request



TRADING HOURS

Mon–Sat: 12:00 – 23:00;
Sun: 12:00 – 22:30.

Food

Monday 12-3pm & 6-9pm

Tuesday 12-3pm, (evening: bar open only)

Wednesday 12-3pm, (evening: bar open only)

Thursday 12-3pm & 6-9pm

Friday 12-3pm & 6-9pm

Saturday 12-3pm & 6-9pm

Sunday 12-3pm, (evening: bar open only)

Food from 9:00am until 5pm in the tearoom at The Twisted Spoon

LETTING ACCOMMODATION

The pub benefits from four letting rooms, all with en-suite bathrooms. There is a range of double and twin rooms, each with flat screen TV. Breakfast is available through the Twisted Spoon cafe but not included in room rates. Guest rooms at £90 per night.

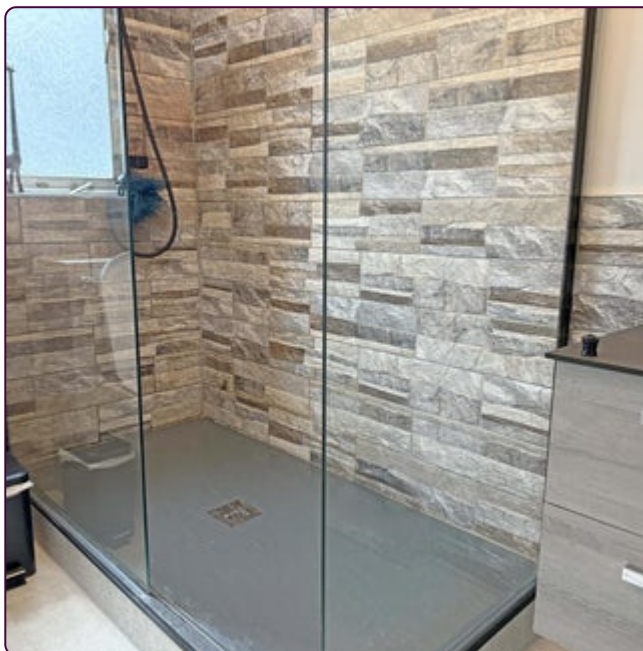
OWNER'S ACCOMMODATION

There is a large two bedroom managers flat above the pub

TENANCY

Property is currently tenanted paying a rent of £50,000 pa (5.4% of turnover).

The tenant will be vacating on completion.



EXTERNAL DETAILS

The pub has a strong roadside presence with large car park and EV charging, as well as a beer garden with countryside views.

TENURE

Freehold





DEBT & INSURANCE ADVISORY

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CONTACT

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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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