



The Jockey Inn

Baughton, Earls Croome, Nr. Pershore, Worcestershire WR8 9DQ

Tenure - For Sale or To Let **Guide Price** - £795,000 inc. F&F or £50,000 per annum

Fleurets 
Leisure Property Specialists



Summary

- High quality destination freehouse
- Fitted to a very high standard throughout
- Historically traded at £1m pa (2016)
- 90+ covers (internal) plus 50 (external)
- Available For Sale or To Let
- 3 bed private quarters

Location

The Jockey Inn lies on the A4104 in the hamlet of Baughton.

Lying just to the West of the M5 Motorway (between Junctions 7&8), the pub offers a lovely rural setting but with good accessibility in an affluent area.

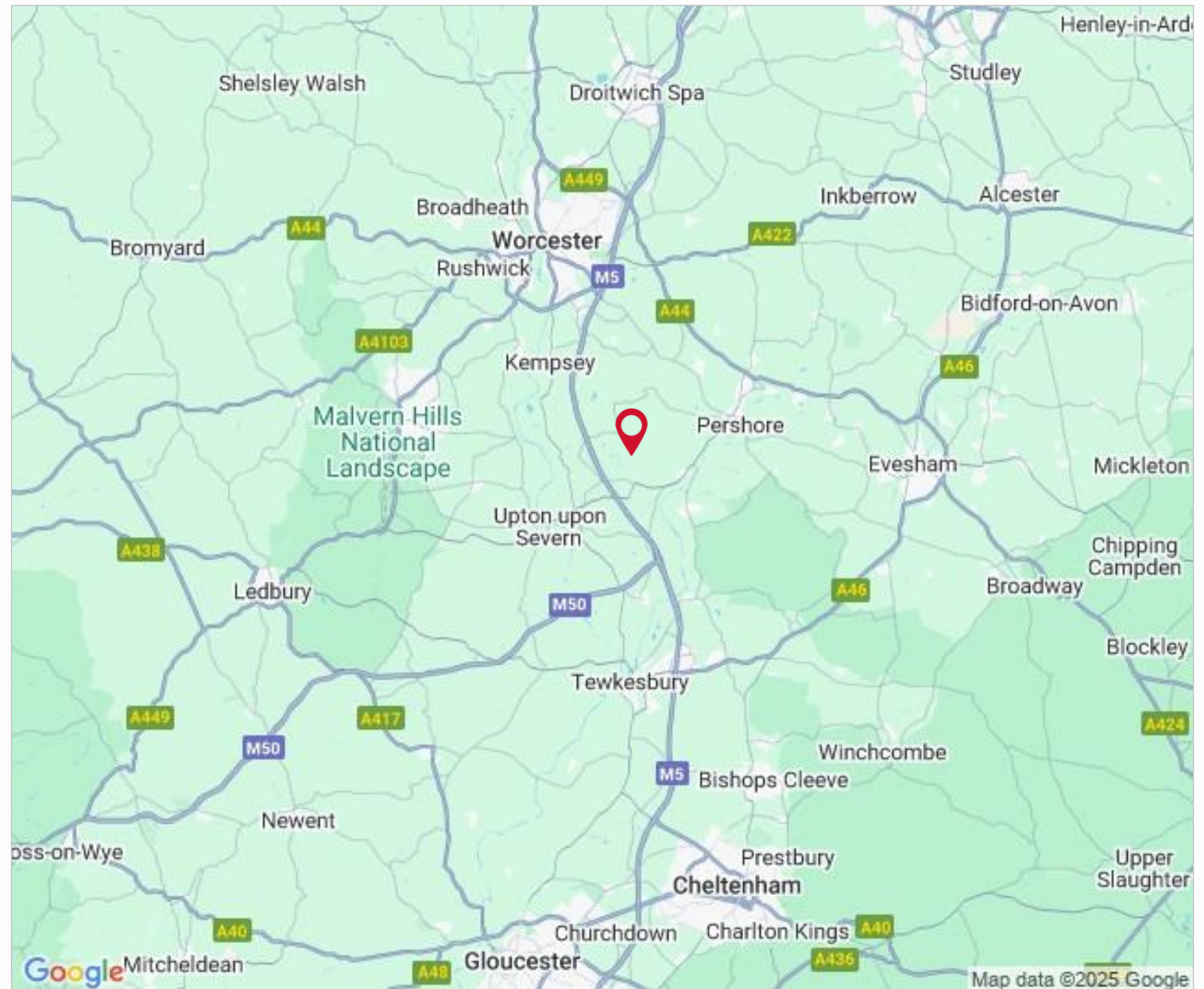
The popular river town of Upton Upon Severn lies 3 miles to the West, whilst Pershore is 6 miles to the East and nearby attractions include Croome Court and Dunstall Castle.

Description

An attractive detached property of predominantly two-storey brick construction which is white-washed and lies beneath a pitched tiled roof.

There is a large pitched porchway to the frontage and the pub extends notably to the rear.

There is a large paved patio area, offering al fresco dining, to the side of the property which is set behind one of two car parks (see over)



Accommodation

Being positioned slightly side on to the road, the main entrance is from the car park and leads via a lobby into the series of distinct but inter-linked trading areas.

All oozing with character, the various sections lie off the central bar area.

With a hand-crafted oak fronted counter and zinc top servery, the bar epitomises the mix of old and new.

Lying off this is a cosy, carpeted snug type area (22 covers), the extended bar area (16 covers), the library (16 covers) and the main dining area to the rear (38 covers).

These areas variously include a mix of flagstone, solid oak and carpeted flooring, beamed or exposed eave ceilings, a feature wood-burning stove.

Ancillary Areas

All trading areas are served by a very good trading kitchen and secondary kitchen. There is also a staff area, office, wine store and chilled ground floor beer cellar.

Customer toilets, like the rest of the property, are of the highest standard and include disabled facilities.

Living Accommodation

The living accommodation is at first floor level and consists of 3 bedrooms (2 doubles and 1 single), two living spaces, bathroom and domestic kitchen.



Outside

To the side of the property is an attractive and enclosed paved patio with wicker furniture, parasols and seating for around 50.

Car parking comes in two parts.

To the front and side of the property, there is space for around 22 vehicles. This is part of the pub.

To the other side of the road is a similar sized overspill car park which is available if required (see Guide Prices for terms).

Tenure

The property is being offered either Freehold or To Let on a brand new free of tie Full Repairing and Insuring lease for a minimum of 10 years.

Guide Prices

Freehold - £795,000 inclusive of trade fixtures and fittings

Leasehold - Premium £80,000 (not including fixtures and fittings) and Rental £50,000 per annum thereafter.

Overspill Car Park

The overspill car park to the other side of the road is available for an additional £4,000 per annum or £60,000 Freehold



Trade

Having bought the property in 2012, our clients embarked on a three year £1 million+ refurbishment programme which brought the pub up to the excellent standards we still see today.

Once open, it quickly established itself as an award-winning destination venue and recorded net sales of more than £1,050,000 in its first year of operation.

In more recent times, it has been let out and as such, no trading information is available but standards and good reviews have been maintained.

Now available, it offers an excellent opportunity to a multiple operator, Freehold owner-operator or lessee.

Business Rates & Council Tax

The property is in an area administered by Malvern Hills Council. The 2023 Rateable Value has been assessed at £30,500.

The domestic accommodation is within Band A for Council Tax purposes.

Licences

A premises licence prevails.

Sale of alcohol on/off the premises:

Monday to Saturday	10.00 am to 11.00 pm
Sunday	12.00 noon to 10.30 pm

Playing of recorded music:

Monday to Saturday	10.00 am to 11.00 pm
Sunday	12.00 noon to 10.30 pm

Planning

The Jockey Inn is not a listed building and does not lie in a Conservation area.

Services

We are informed that the premises benefits from LPG Gas from a storage tank, mains three-phase and single supply electric, mains water and sewage.

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including tenants). Prospective purchaser(s) will need to provide proof of identity and residence.

For company check any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office.

A phone call may help to provide you with terms and/or cover, which best fits your requirements.

Viewing

Strictly by appointment only through Fleurets Midlands Office.





For further information please log onto fleurets.com or give Andy a call.



Andy Tudor
Divisional Director

☎ 0121 236 5252

☎ 07880 702166

✉ Andy.Tudor@fleurets.com



Fleurets^F

For details of properties for sale or to let
nationwide visit fleurets.com

M-528899

London

20-22 Bedford Row
London
WC1R 4EB

☎ 020 7280 4700

✉ london@fleurets.com

East

☎ 01223 402 600

✉ east@fleurets.com

North West

☎ 0161 683 5445

✉ northwest@fleurets.com

West & South Wales

☎ 0117 923 8090

✉ west@fleurets.com

Midlands

☎ 0121 236 5252

✉ midlands@fleurets.com

South

☎ 01273 429500

✉ south@fleurets.com

North

☎ 0113 234 0304

✉ north@fleurets.com

DISCLAIMER

Fleurets Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Fleurets Limited has any authority to make or give any representation or warranty whatever in relation to this property. Fleurets' Privacy Policy is freely available on request by post or on our website [here](#).