



Fox & Goose

Leasehold

Offers Invited (Excluding VAT, if applicable)

Fox & Goose, Farmers Way, Droitwich Spa, Worcestershire, WR9 9EQ

AT A GLANCE

- Large Detached Public House
- Only Pub on Densely Populated Estate
- Three Bedroom Domestic Accommodation
- Free of Tie Lease
- Good Sized Car Park
- Front Beer Terrace
- Spacious Trading Areas
- 99 Year Term from 1972



Viewing And Further Information

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PROPERTY

The Fox & Goose is a two and single storey detached property of brick elevations beneath pitched tiled and flat roofs. The accommodation briefly comprises an entrance hall providing access to the large open plan bar area. The bar area has seating for approximately 70, with a timber bar servery, high beamed ceiling, raised area with stone built corner fireplace, fixed perimeter seating and pool area. A timber, jointed dividing panel leads to the rear lounge bar with approximately 30 covers, a timber bar servery, part tiled and carpeted flooring, arts area and rear entrance hall.

The Ladies and Gents W.C.s are accessed from the internal hallway, which also serves as a side entrance hall. The Fox & Goose also benefits from a small commercial kitchen to the rear of the bar servery, a spacious ground floor beer cellar and store, small office, staff W.C. and cleaning store.

The domestic accommodation is located over the 1st floor, accessed via a private staircase, and briefly comprises a large lounge, domestic kitchen, bathroom, one double bedroom and two single bedrooms.

To the exterior the pub benefits from a car park, accessed from Farmers Way, providing approximately 16 spaces, a private rear yard and a paved terrace area to the front of the property providing an outdoor drinking area and picnic bench seating or 12.

PLANNING

We are advised that the property is neither Listed nor situated within a Conservation Area. Prospective purchasers are advised to make their own enquiries.

UTILITIES

We understand all mains services are connected.

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.



THE BUSINESS

The pub is no longer trading having closed in August 2023. No historical accounts or trading information will be provided.

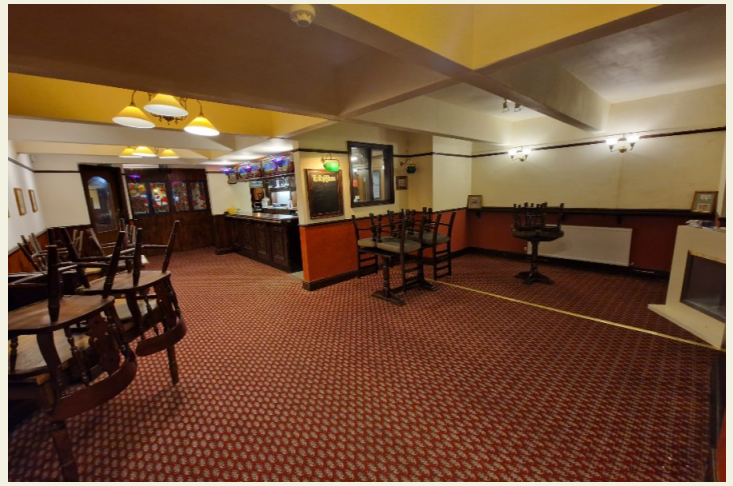
RATES & CHARGES

Rateable Value of the Fox & Goose has been assessed at £5,150 (2023). The premises may qualify for Small Business Rates Relief in which case the non-domestic rating liability may be nil subject to the ratepayer occupying only one property for the purposes of business.

TENURE

The Property is let on a 99 Year FRI Lease from May 1972. The lease is free of all product ties, with rent reviews every 7th year of the term. The current annual rent is £18,000, paid quarterly in advance.



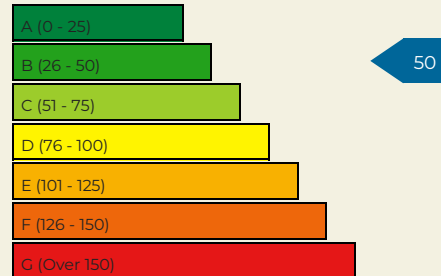


LOCATION

The Fox & Goose is prominently located in the centre of the Westlands estate, just to the north west of Droitwich Spa town centre. The Fox & Hounds is the only public house on the densely populated estate and is very close to the A38 which, in turn, provides quick and easy access to the M5 motorway. Droitwich Spa (often abbreviated to Droitwich) is a historic spa town in the Wychavon district in northern Worcestershire. The town is located on the River Salwarpe approximately 22 miles (35 km) south-west of Birmingham and 7 miles (11 km) north-east of Worcester. Droitwich shopping is mainly focused in the traditional town centre around Victoria Square, leading to the St Andrew's Square shopping centre and down to the original High Street, with its local pubs and an eclectic mix of traditional shops. As at the 2021 census, the population of Droitwich Spa was 25,027.



EPC



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