

CROWN & SANDYS

MAIN ROAD, OMBERSLEY, WORCESTERSHIRE WR9 0EW

TO LET - PUBLIC HOUSE & ROOMS





HIGHLIGHTS INCLUDE:

- Substantial detached dining public house with six en-suite rooms
- Open plan ground floor restaurant and bar (86+ seats)
- Two additional function spaces including orangery (wedding licenced for 140 guests)
- External seating (100+) with large paddock to rear and car park (60 spaces)
- Overall approximate GIA 10,516 sq ft (plus outbuildings)
- Site extending to 2.0 acres
- Rental offers invited for the benefit of a new free of tie lease

LOCATION

Located in the historic village of Ombersley in the county of Worcestershire, 4.8 miles west of Droitwich Spa, 6 miles north of Worcester and 26 miles south east of Birmingham. Road connections are good with the M5 (J5 & J6) being 6.5 miles and 7.5 miles distance respectively.

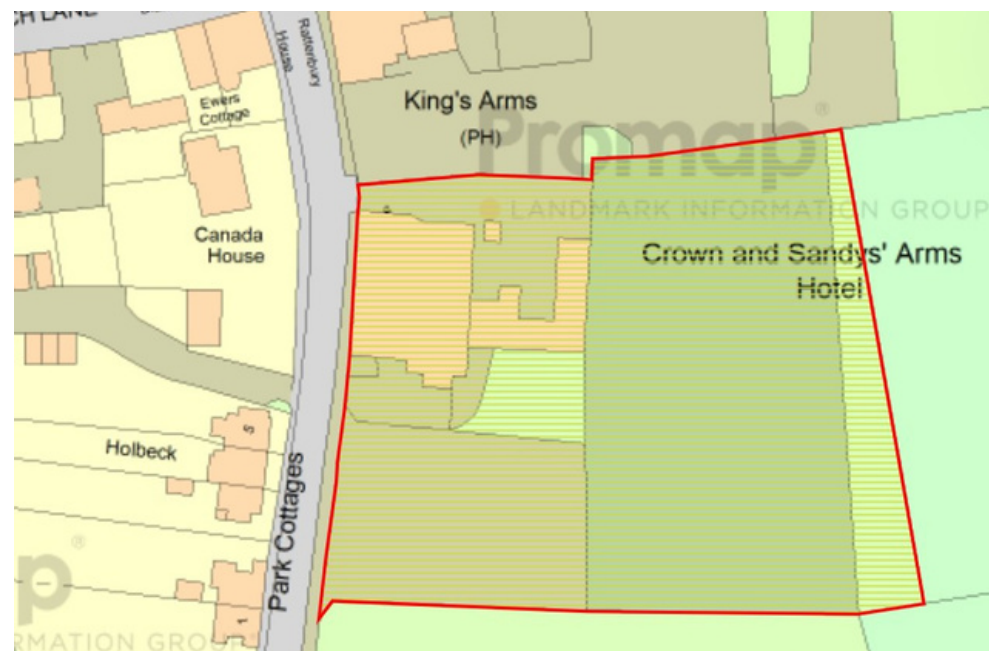
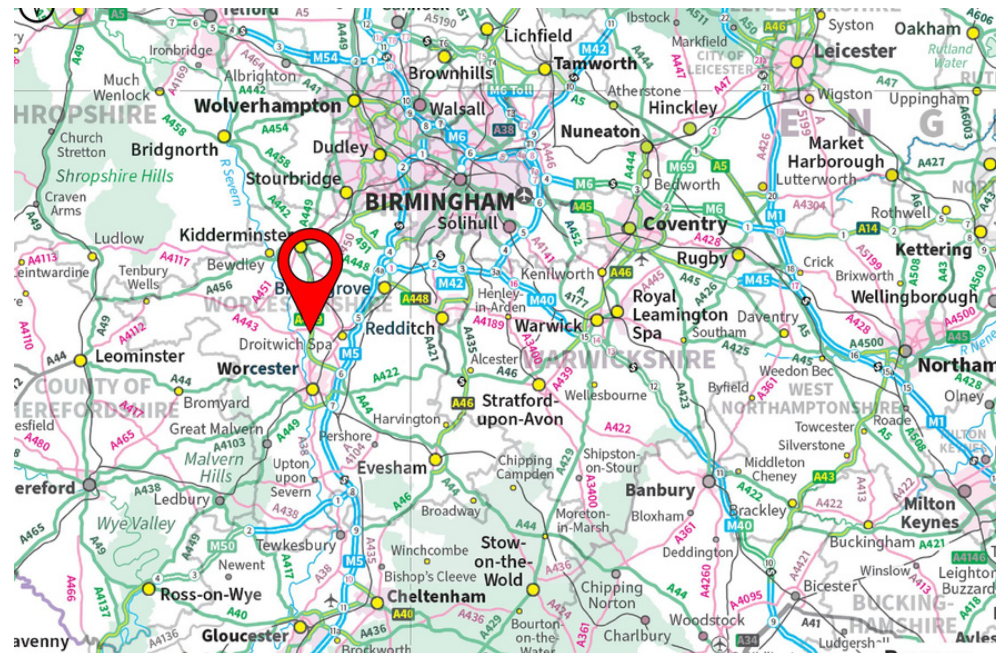
The Crown & Sandys is the gateway property if entering the village from the south via the nearby A449 and occupies a prominent position on Main Road (A4133). There are several community facilities nearby including a primary school, church and GP surgery. The village boasts a number of hospitality venues including Checketts (cafe and deli), The Kings Arms (public house) and The Venture In (restaurant). The area is administered by Wychavon District Council.

DESCRIPTION

The detached property comprises original parts from the C16 - C17 with mid C19 alterations and additions. Construction is of timber frame and brick with up to two floors above street level under pitched slate and flat roof sections. The plot extends to approximately 2.0 acres.

LINKS

[GOOGLE STREET VIEW](#)





ACCOMMODATION

Ground Floor (Pub & Events)

GIA 6,135 sqft

To the left side of the main entrance foyer is a traditional pub and restaurant area which provides seating for in excess of 86 customers. Features include a bar servery, flagstone floor, beam ceiling and a feature fireplace. Ancillary areas to the rear include a trade kitchen, office, stores, ladies, gents and accessible WCs.

To the right side is the Louis function room which can be used separately or connected to the Orangery; the latter benefits from a separate bar severy and entrance with independent ladies and gents WCs. The Civil Wedding Licence permits 60 and 80 guests in each of these rooms, in addition to 25 in the pub.

First Floor (Living & Offices)

GIA 1,163 sqft

Located to the rear of the orangery circulation area is a stairwell leading to first floor accommodation comprising six rooms. This has most recently been used as office and storage but may be suitable for staff accommodation (subject to consents).

First Floor (Hotel Rooms)

GIA 2,325 sqft

At first floor level are six en-suite bedrooms, four of which are standard double. The remaining two rooms are larger and comprise a bridal suite and an adjoining double room.

Basement

GIA 893 sqft

At basement level is a thermostatically controlled beer cellar and stores.

External (Incl. outbuildings)

GIA 1,442 sqft

Located to the side are two customer terraces situated on a patio and grass area which seat in excess of 100. There is scope to add further seating if needed. To the side is a hard standing car park for approximately 60 vehicles. Located to the east of the plot is a large rectangular paddock which is currently unused, and has potential to accommodate additional parking.

To the rear of the pub property is a private yard with separate vehicle access for staff. This area provides access to outbuildings which are used for storage.



THE BUSINESS

The current tenant has operated The Crown & Sandys for approximately 16 years and is seeking to retire in early 2027. The business serves food and drink throughout the day, seven days of the week in addition to Bed & Breakfast accommodation. The business has a well established wedding and events reputation. Sales are split approximately 60% food, 30% drink and 10% rooms. Indicative financial information may be provided to seriously interested parties but will not be warranted.

PLANNING

The property is Grade II listed and is situated within the Ombersley Conservation Area.

EPC

E - 105.

TERMS & RATES

Leasehold.

Rental offers are invited for the benefit of a new free of tie lease on terms to be agreed. Suitable security will be required which may comprise a cash rent deposit and a guarantor, subject to covenant.

2026 Rateable Value is £85,750 (this is not the rates payable).

FIXTURES & FITTINGS

The inclusion of the fixtures and fittings will be by negotiation.





FLOORPLAN

Crown & Sandys Hotel, Main Road, Ombersley, Droitwich
Main House gross internal area = 10,516 sq ft / 977 sq m
Outbuilding gross internal area = 1,447 sq ft / 134 sq m
Total gross internal area = 11,963 sq ft / 1,111 sq m



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SERVICES

The property is connected to mains electricity, drainage and sewerage. The kitchen uses LPG. Central heating uses oil.

LICENSING

The property benefits from a premises licence permitting various activities including the sale of alcohol Sunday to Thursday 10:00-00:00 and Friday-Saturday 10:00-01:00 as well as a civil wedding licence.

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants. For further information and all viewing requests please contact the sole letting agents Savills.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective tenants and will need to provide proof of identity and residence.

CONTACT

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