

Arley Riverside Tearoom, General Store and Post Office
Upper Arley – Bewdley – Worcestershire – DY12 1XA



- **IDYLIC LIFESTYLE OPPORTUNITY IN A TRULY STUNNING LOCATION**
- **RIVERSIDE TEAROOM, GENERAL VILLAGE STORE AND COMMUNITY STATUS PO**
- **RETAIL TURNOVER £41,747 LAST YEAR WITH SCOPE TO INCREASE**
- **TEAROOM SALES £41,938 FOR THE YEAR AND PO INCOME £7,898**
- **SHOP / PO, TEAROOM, TRADE KITCHEN, PREP ROOM / WASHING UP ROOM**
- **RIVERSIDE CUSTOMER SEATING AREA AND PLENTY OF LOCAL PARKING**
- **OWNERS HOME WITH LOUNGE, DINING ROOM, KITCHEN, TWO/THREE BEDROOMS**
- **HUGE REAR GARDEN, GARAGE, PRIVATE PARKING FOR FOUR VEHICLES**

Price: £67,500

For the **LEASE** together with **GOODWILL, FIXTURES, FITTINGS** and **EQUIPMENT** comprised in the business, with the stock in trade to be taken at valuation.

LOCATION: The village of Arley lies in the heart of the lovely Worcestershire countryside on the banks of the River Severn between the towns of Kidderminster and Bridgnorth. The village is in two parts, connected by a footbridge over the river and is an extremely popular visitor location with public car parks on both banks for people who come to enjoy this tranquil spot and feed the ducks or else visit the popular attraction of Arley Arboretum and the famous Arley station. This is a beautifully preserved railway station and a popular halt on England's longest and best kept steam train line, the Severn Valley Railway which runs 14 miles alongside the River Severn. The village lies close to major centres of population with the towns and cities of Worcestershire, Shropshire and Birmingham and the West Midlands conurbation all within easy reach. It's close to the footbridge overlooking the river, the station, and enjoys a completely unopposed trading position in the centre of the village where you will find this business.

BUSINESS: Arley Riverside Tearoom, General Store and Post Office has been owned and managed by our clients since they bought the business through our introduction in 2017. Now for sale due to retirement this presents a true, and rare, lifestyle business opportunity in an idyllic location. Our clients operate the business as a traditional village store with Community Status Post Office at one end of the property and a Tearoom located at the other end. There is a great opportunity to expand the business with longer opening hours if desired and really take advantage of this location and visitor footfall. To the right of the property, with access through a small courtyard is the shop and Post Office. There are quarry tiled floors, a retail counter to the rear with EPOS and a single position Post Office fortress counter to the rear right. One of the biggest sellers is scooped ice cream with other stock items including off licence, newspapers and magazines, cold drinks and dairy, with a small selection of essential grocery items. There is CCTV with that can be accessed remotely and to the rear of the retail counter an internal door provides access to the accommodation.

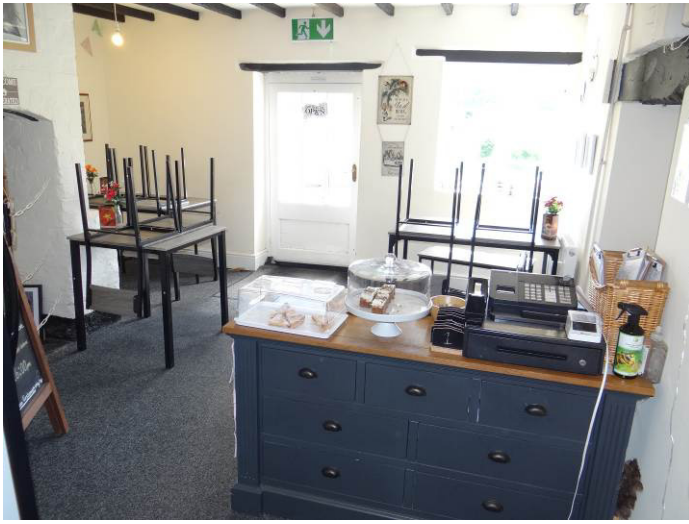


TEAROOM: Located to left of the property is the Riverside Tearoom offering customers a variety of goods including full breakfasts, sandwiches, teas, coffees and cold drinks. The tearoom is also licensed for the sale of alcohol (8am to 10pm seven days a week). There are 10 covers internally and opposite the main property, on the bank above the River Severn, is the customer garden with picnic tables and spectacular views. To the rear of the tearoom access is gained to the catering kitchen with fitted units and worktops, coffee machine, hotplate griddle, two microwaves and a fridge freezer. Adjacent to this is the washing up room with storage, one and half bowl stainless steel sink, commercial specification dishwasher and hand washing basin.



BUSINESS HOURS: The shop and Post Office is open 8.30am to 3.00pm Tuesday to Friday and 8.30am to 4.00pm Saturday and Sunday. The Post Office contracted hours are 9.00am to 1.00pm Tuesday to Friday and 9.00am to 12 noon on a Saturday however our clients choose to operate the Post Office during the hours they are open. The Tearoom is open on the weekends 10.00am to 4.00pm and also on Tuesday to Friday during school holidays. All parts of the business are open on bank holiday Mondays.

Humberstones is the vendor's agent and give notice that: (1) These particulars do not constitute any part of an offer or contract. (2) None of the statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy himself that the statements contained therein are correct. (3) Measurements where given are approximate and are for guidance only. (4) No tests have been carried out on any appliances or equipment by Humberstones who are unable therefore to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purpose before entering into any contract. © Humberstones



STAFF: Our clients are a husband and wife team with one partner taking a full time active role in the business. Our clients also employ 7-8 casual staff who work within the Tearoom.

BUSINESS TAKINGS: The Retail Turnover was £41,747 last year, the Post Office income £7,898 and the Tearoom turnover £41,938 for the year. The accounts show a combined gross profit margin in excess of 54%. Full trading figures will be made available to interested parties following a viewing of the business.

RESIDENTIAL ACCOMMODATION: Benefitting from its own self contained access the residential accommodation occupies part of the ground floor and the first floor of the property. On the ground floor there is the lounge with beamed ceilings, river views and open fire. There is a dining room / office mid property and to the rear is the kitchen comprising a long run of floor standing units and worktop, tiled splashback, fitted electric hob and oven, stainless steel sink, storage shelves and plumbing for a washing machine and dishwasher. The first floor is accessed via an internal staircase from the dining room / office.

There is a large landing that has previously been used as a bedroom, access to the bathroom with electric shower over bath, toilet and wash hand basin. From the landing a door leads to another room / bedroom providing further access to the master bedroom with dual aspect windows.



PROPERTY: The semi detached property is thought to have original parts dating from the 1600s. It sits within a conservation area, benefits from double glazed windows throughout and oil fired central heating. To the rear is a vast, raised, garden mainly laid to lawn with patio seating area, various store sheds and storage for the oil tank. There is a single garage and parking for up to four vehicles.



LEASE: The lease, from Arley Estate, is for a period of 15 years from 2014. The current rent is £8,358 per annum with rent reviews every 3 years. We are informed the landlords may be willing to grant a new lease subject to rent negotiation.

Humberstones is the vendor's agent and give notice that: (1) These particulars do not constitute any part of an offer or contract. (2) None of the statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy himself that the statements contained therein are correct. (3) Measurements where given are approximate and are for guidance only. (4) No tests have been carried out on any appliances or equipment by Humberstones who are unable therefore to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purpose before entering into any contract. © Humberstones

PRICE: £67,500 for the Lease together with the Goodwill, Fixtures, Fittings and Equipment with the stock in trade extra at valuation.

BUSINESS RATES: This business currently benefits from 100% rate relief on business rates.

Non Domestic Energy Performance Certificate:

This property's energy rating is D

<https://find-energy-certificate.service.gov.uk/energy-certificate/9218-3734-3232-4087-9516>

VIEWING: Strictly by appointment and under no circumstances must any approach be made directly to the business. Arrangements can easily be made via the vendors' agent Humberstones on 01275 377880.

COMMERCIAL FINANCE: Humberstones are able to offer guidance and assistance in arranging suitable commercial finance to help with the purchase of a business. For a confidential, no obligation discussion please call our Commercial Finance Department on 01275 377880.



Arley Riverside Tearoom, General Store and PO
Upper Arley
Bewdley
Worcestershire
DY12 1XA

Humberstones is the vendor's agent and give notice that: (1) These particulars do not constitute any part of an offer or contract. (2) None of the statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy himself that the statements contained therein are correct. (3) Measurements where given are approximate and are for guidance only. (4) No tests have been carried out on any appliances or equipment by Humberstones who are unable therefore to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purpose before entering into any contract. © Humberstones