



1 Severn Side

Stourport-on-Severn, DY13 9EN

Andrew Grant

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A charming Grade II listed freehold café in the heart of Stourport-on-Severn, offering heritage, flexible use and excellent potential for lifestyle or redevelopment use.

- Characterful Grade II listed freehold property with café, ancillary offices and historic stable.
- Period charm throughout with exposed beams, brickwork and flexible trading or conversion potential.
- Enclosed rear courtyard offering a private outdoor seating area with original brick boundary walls.
- Prime central Stourport-on-Severn location moments from the canal basin and town amenities.

The Windlass Café presents a rare opportunity to acquire a distinctive Grade II listed property in the heart of Stourport-on-Severn. Just moments from the canal basin, this well-known landmark combines rich character with excellent flexibility for future use. Currently trading as a café and restaurant, the property offers welcoming and versatile trading areas, filled with natural light and period charm. The ground floor features a characterful café area with a commercial kitchen, disabled and additional WCs, while the first floor provides a spacious restaurant with its own kitchen and separate ladies' and gents' facilities. Adjoining the café is a self-contained office with its own WC. To the rear, a walled courtyard garden provides a pleasant outdoor seating area. Parking for four vehicles is available to the side of the property, with a further two allocated spaces in a separate carpark to the rear. Well maintained yet offering clear scope for sympathetic modernisation or reconfiguration, the layout could also suit conversion into smaller residential units, subject to consents. Whether continued as a thriving café or adapted for alternative use, The Windlass represents an exceptional opportunity.

2576 sq ft (239.6 sq m)





Cafe and restaurant space

The main café and restaurant area provides a warm and characterful environment. Large front-facing windows allow natural light to fill the space, highlighting the building's exposed beams, original timberwork and period detailing. At the heart of the café, the service counter creates a natural focal point, offering a practical and efficient setup for customer interaction and display. The overall atmosphere combines historic charm with a versatile trading environment





The first floor is arranged as a bright and inviting restaurant space, offering generous proportions and a natural sense of openness. Large sash windows provide ample light and views toward the canal-side setting. The layout allows for varied table configurations, ideal for daytime dining or evening service, while retaining a strong connection to the building's heritage through its exposed beams and original features.





The ground floor kitchen

The ground-floor kitchen is arranged for efficient café and daytime service. It includes a range of fitted units, stainless-steel work surfaces and preparation areas. The configuration allows for smooth workflow between the kitchen and café, ensuring quick service and operational ease. Natural light and ventilation contribute to a comfortable working environment, while direct access to the café area supports fast and effective service.





The first floor kitchen

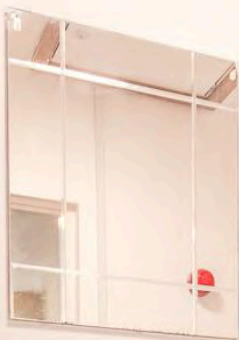
The first-floor kitchen serves the restaurant and is well equipped for full meal preparation and service. It provides ample workspace and storage, stainless-steel surfaces, and suitable extraction and ventilation systems for hot food production. The layout provides flexibility for a variety of catering arrangements, supporting independent operation from the ground-floor kitchen if desired.



The washrooms

The property benefits from a well-planned arrangement of customer and staff facilities across both floors. On the ground floor, three WCs are positioned conveniently off the main café area, including a disabled-access toilet that is spacious and compliant with accessibility standards. On the first floor, there are separate ladies' and gents' washrooms, located off the main restaurant area and designed for easy access while remaining discreetly positioned away from the principal dining space.

care
changing table



Please wash your hands after going to the toilet



This not emergency door
Please do not use this door
If it does not, it may prevent
disabled person from exiting



The courtyard

To the rear of the property, a charming walled patio provides a private and sheltered outdoor seating area ideal for customers to enjoy al fresco dining in warmer months. Surrounded by original brick boundary walls and established planting, the space offers both character and seclusion, enhancing the café's appeal and trading capacity. The courtyard comfortably accommodates several tables and can be arranged flexibly for service or small events.







The office space

Adjoining the main café, the self-contained office provides a bright and versatile workspace suitable for administrative use, private hire or potential studio conversion. It includes its own WC for convenience and features character details consistent with the main building. The office is currently let to a local charity on a peppercorn rent, providing a community-focused use with minimal income at present but clear scope for revision or alternative letting in the future if desired.



The stables

Adjoining the main café, the former stable building forms part of Stourport's local heritage and contributes greatly to the property's unique character. Retaining many original features, including exposed brickwork, timber beams and arched openings, the space provides a distinctive backdrop for a variety of uses.



The parking

Beyond the rear courtyard lies a generous gated parking area, providing allocated off-road space for two vehicles. Parking for four vehicles is also available to the left-hand side of the property through the archway. The secure setting enhances both practicality and convenience, with direct access from the rear of the property ensuring efficient day-to-day operation.



Income potential

The Windlass offers multiple income opportunities, both from its established café and restaurant trade and the flexibility of its ancillary spaces. The business continues to operate successfully and can be included in the sale as a going concern, allowing an incoming owner to benefit from immediate revenue and an existing customer base.

In addition, the self-contained office, currently let to a local charity on a peppercorn rent, offers an appealing supplementary space with clear potential for future income if repurposed or re-let. The property's layout also lends itself to alternative commercial applications or residential conversion (subject to consents), offering further scope to increase value.

Whether maintained as a lifestyle business or redeveloped for investment, The Windlass combines strong trading foundations with genuine long-term potential.



Location

Stourport-on-Severn is a lively Georgian canal town set on the River Severn, well known for its attractive waterfront, marinas, and vibrant community. The riverside and canal basins are a particular highlight, with leisure boat facilities, amusement attractions, and scenic walking routes making the town popular with both residents and visitors.

Families are well served by local schooling, with options including Stourport Primary Academy, Burlish Park Primary, and Stourport High School and Sixth Form College. Further independent schools are easily accessible in nearby Worcester, Bromsgrove, and Kidderminster, offering a wide choice for families.

Leisure opportunities are plentiful. The riverside provides excellent walking, cycling, and boating, while nearby Hartlebury Common and the Wyre Forest National Nature Reserve offer miles of trails and outdoor pursuits.

Transport links are convenient. While Stourport does not have its own railway station, nearby Kidderminster provides direct services to Worcester, Birmingham, and London (via connections). The town has excellent road access via the A449 and A451, linking quickly to Worcester, Kidderminster, and the wider Midlands, while the M5 motorway is within a short drive. Birmingham International Airport can be reached in around 45 minutes by car.

Services

The property benefits from mains gas, electricity, water and drainage.



Stourport Wharf

Approximate Gross Internal Area

Ground Floor = 136.8 sq m / 1472 sq ft

First Floor = 101.9 sq m / 1097 sq ft

External Cupboard = 0.9 sq m / 7 sq ft

Total = 239.6 sq m / 2576 sq ft

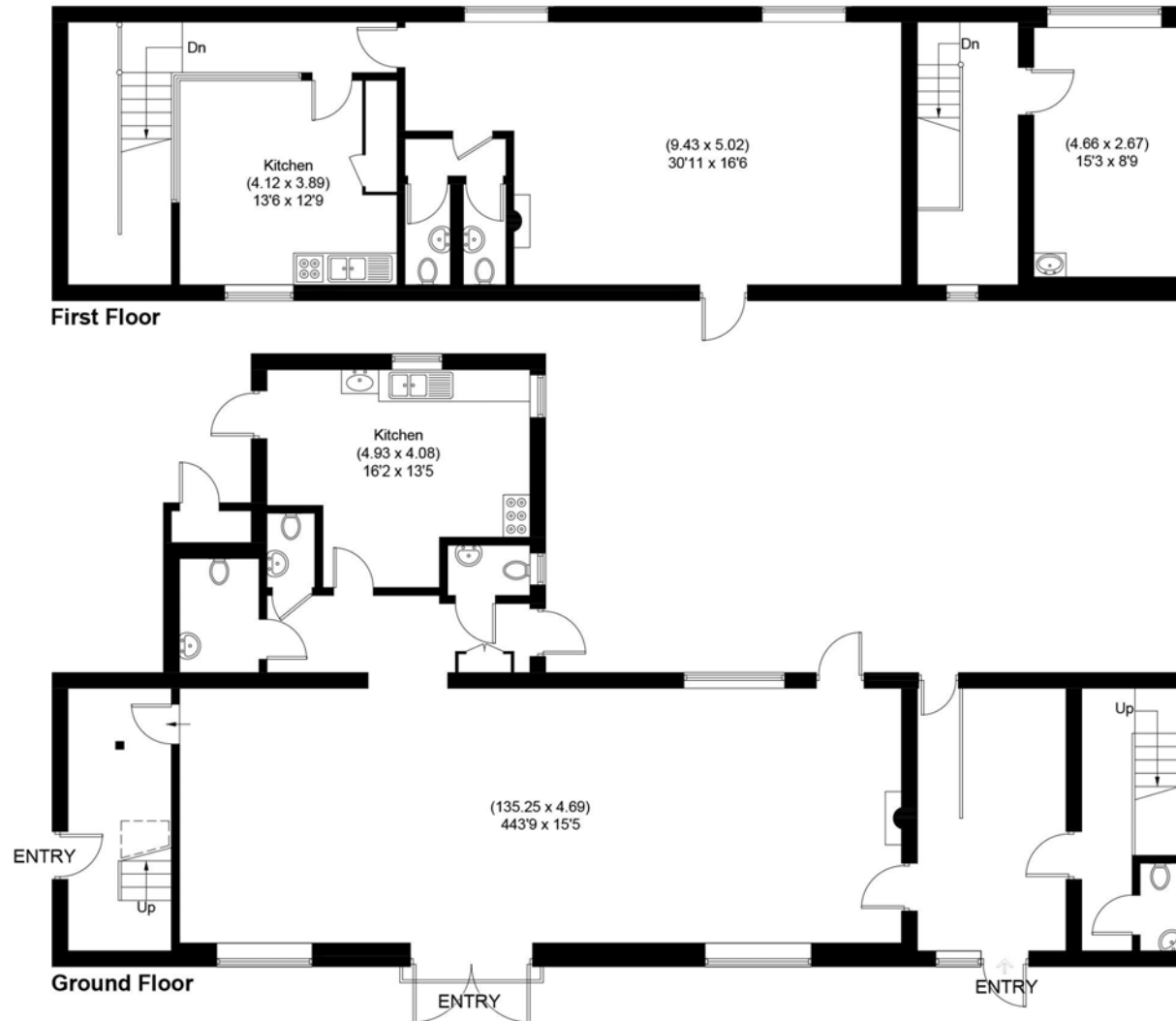


Illustration for identification purposes only, measurements are approximate, not to scale.



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