



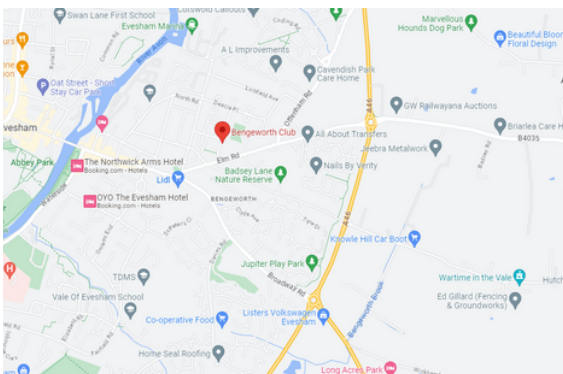
REF: 541

The Bengeworth Club
18 Coronation Street, Evesham,
Worcestershire WR11 3DA

Freehold
£295,000



£295,000 for the substantial freehold property including the inventory of trade fixtures and fittings and business goodwill. Stock will be additional at valuation upon completion.



FEATURES

- Free of tie fully licensed bar and function suite
- 4500 sq ft on ground floor
- Ground floor customer seating for over 150
- Plus 2000 sq ft on first floor
- Including 2 bar serveries, skittle alley and stage area
- Additional first floor function room and bar seats over 70
- Presently operated as a 'bookings only' function venue
- In densely populated district
- Adjacent to large council owned car park and children's play area

LOCATION

Evesham is a market town and parish in Worcestershire, in the West Midlands. It is located roughly equidistant between Worcester (approx. 43 minute drive), Cheltenham (approx. 33 minute drive) and Stratford-upon-Avon (approx. 26 minute drive)

The town of Evesham has a population of around 28,000 thus providing a large customer base for this business premises.

The property is situated amidst a residential street of densely populated homes standing in front of a large council owned car park with adjacent children's play area and parkland.

THE BUSINESS PREMISES

Entrance Vestibule

(2.4 m x 3 m)

With tiled floor, half panelled walls with dado rail, ceiling light fitting, wall mounted fire alarm control panel and access to:

Main Function Room

(18.5 m x 15 m)

Included in this space is a:

Customer Seating Area

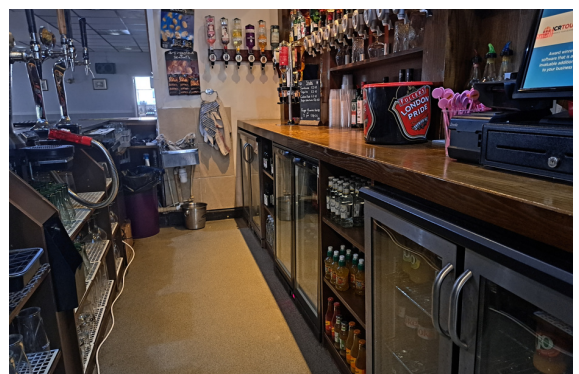
With current seating for 94, although can easily seat more.

Also in this area is a pool table and raised stage.

A ceiling mounted projector shows major sporting events whilst there is also a suspended ceiling with integral air conditioning/heating units.

Bar Servery

Is also included in this space with non-slip floor and a range of back bar equipment including three back bar fridges, touch screen till and glass washer.



Skittle Alley

Is also included in this space but can also be used to provide extra seating.

Rear Bar

(11.8 m x 6.2 m)

Incorporating a:

Corner Bar Servery

Which forms the 'L' shape from the main bar servery.

With back bar refrigerator and non-slip floor.

Customer Seating Area

Is currently laid for around 40, but could seat much more.

There are wall mounted dart boards and a number of fruit machines together with a door leading outdoors.

Cellar

(3.5 m x 6.3 m)

Well equipped with new cellar fan and doors leading outside.

Ladies WC

(2.6 m x 3.2 m)

With two cubicles, two wash hand basins, wall mounted electric hand dryer and tiled floor.

Gents WC

(3.2 m x 3.7 m)

With four wall mounted urinals and two cubicles together with tiled floor and wall mounted electric hand dryer.

Disabled WC

(3.2 m x 1.5 m)

With disabled grab-bar and baby changing unit.



Kitchen

(3 m x 3.7 m)

With linoleum covered floor, deep bowl double sink unit with overhead rinsing arm, stainless steel worktop tables and domestic cooker.

Rear Foyer

(7 m x 1.8 m)

With door leading outside and used for storage.

Stairway to First Floor

A wide stairway leads to:

First Floor Landing with push door fire escape.

First Floor Function Room

(14.4 m x 6.1 m)

With part patterned carpeted floor and part dance floor.

This space can easily seat around 50.

First Floor Bar

(10.1 m x 5.3 m)

With customer seating for around 20.

First Floor Bar Servery

With light oak bar and a range of back bar equipment including two back bar refrigerators and stainless steel wash hand basin.

First Floor Ladies WC

With two cubicles and two wash hand basins.

First Floor Gents WC

With two cubicles and one wash hand basin.

OUTSIDE

At the rear is a small area for storage.

Car Parking

Is easy in the adjacent council owned 40 space car park.

TENURE

Freehold.



THE BUSINESS

Has been owned by our client for the past 5 years.

Our client has other business interests so has a management team in situ.

The business currently operates as a 'bookings only' function venue hosting parties, sports competitions (darts, skittles etc).

On this basis the business enjoys a turnover of between £2,000 and £4,000 per week.

New owners may wish to trade on a different basis as the huge space offers opportunities for a variety of uses.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/9990-9975-0376-6330-6000>

Rateable Value

Current value (from 1 April 2023) is £16,250.

VIEWING AND FURTHER INFORMATION

Please Call:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (Out of Hours)

Please Email: bruce@sprosen.com

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