

FOR SALE
IMPRESSIVE WELL LOCATED HISTORIC HOTEL

**GRAHAM
SIBBALD**



THE DIGLIS HOUSE HOTEL
Severn Street, Worcester, Worcestershire, WR1 2NF

Find out more at www.g-s.co.uk

- ✚ **Impressive Well Located Historic Hotel**
- ✚ **33 Ensuite Letting Bedrooms**
- ✚ **Prime Trading Location Overlooking The River Severn**
- ✚ **Riverside Bar (50+) + Conservatory Restaurant (75)**
- ✚ **Conference + Banqueting Facilities for approximately 140 Guests**
- ✚ **Fabulous Riverside Gardens + Terraces providing Alfresco Seating for more than 100**
- ✚ **Parking for 32 cars**
- ✚ **Advised Net Turnover YE 31 January 2023 £1,777,682**



INTRODUCTION

The Diglis Hotel is situated in a prime trading location within the heart of the City of Worcester, yet overlooking the River Severn. The historic Grade II listed property, which predates the 1600's was re-built and later extended during Georgian times when it became the home to Edward Leader Williams, the chief engineer to the Severn Navigation Commission. It was one of the first Worcester hotels registered as an Inn in the early 1900's and now provides a tasteful blend of charm and character together with contemporary style and décor. Our clients, who have owned and operated the hotel since 1994 have carried out a number of refurbishment and improvement programmes over the years, including the addition of the impressive function room with roof top car park and an additional bedroom block.

The Diglis House Hotel is currently ranked as number one of ten hotels in Worcester with a score of 4 (very good) and a Trip Advisors Travellers Choice Award in 2023. This is also supported by a Booking.com score of 8.3 (very good)

LOCATION

The hotel is situated in an excellent trading position overlooking the River Severn yet within the heart of Worcester City Centre. The hotel is located approximately 20 miles from Gloucestershire Airport and 27 miles from Birmingham Airport, whilst Cheltenham is approximately 25 miles away, Hereford miles 27 miles away and Birmingham approximately 35 miles distant.

Within the City Centre, which is just a short walk from the hotel, there are numerous attractions including Worcester Cathedral, Worcester University, Worcester Basin Development, Worcester Racecourse, Worcester County Cricket Club, Commandery Civil War Centre and the Museum of Royal Worcester Porcelain. Within the City Centre there are many retail and leisure facilities including shops, cafes, bars and restaurants. Other nearby attractions include the Malvern Hills and the Severn Valley Railway.







THE PROPERTY

The detached 2/3 storey original building has brick elevations with traditional Georgian sash windows beneath various pitched, slate, tiled and flat roofs. The modern annexe building also has brick elevations with contrasting sash windows and various pitched, slate, tiled and flat roofs.

PUBLIC AREAS

GROUND FLOOR

The hotel is approached via it's main entrance leading to a reception area with access to the other public areas on the ground floor and a staircase giving access to the first floor bedrooms.

RIVERSIDE BAR

A tastefully decorated bar with feature bar servery with a capacity of approximately 50.

CONSERVATORY, RESTAURANT + DINING LOUNGE provides one of Worcester's only Riverside dining experiences, having recently been refurbished and offering more than 50 covers.

THE WILLIAM LEADER LOUNGE with views of the garden. The lounge has more than 30 covers and is available for private hire for celebrations, family occasions, private dining and meetings.

THE SEYMOUR SUITE

A purpose built function and event venue which was designed and built by our clients. The suite can cater for approximately 140 guests with views of the River Severn and meadows with direct access to it's own terrace and garden area.

LETTING BEDROOMS

The hotel provides 33 ensuite letting bedrooms, 12 of which are located in the original Diglis House with a further 17 bedrooms situated in a new purpose built block which was designed and built by our clients.

The business also owns a cottage which is adjacent to the annexe block which is known as No 1. Diglis Avenue, which has the benefit of an additional 4 ensuite bedrooms.

All of the bedrooms are well presented and include a flat screen digital TV, free WiFi, direct dial telephone, hospitality tray and hairdryer. Most of the bedrooms benefit from fabulous river views.

The bedrooms comprise:

Bedroom Type	Quantity
Master Suite	1
Feature Suite	1
4 Poster Suite	1
Junior Suite	5
Superior Double	11
Superior Twin	2
Standard Double	7
Standard Twin	2
Standard Single	3
Total	33

ANCILLARY AREAS

The hotel has a wide range of back of house facilities and amenities to support the day to day running of the business including:

- Public, ladies, gents, accessible WCs and baby changing facilities
- Commercial catering kitchen including preparation area, still area, wash-up area, cold and dry store facilities
- Beer cellar with sprits and wine store
- Boiler and plant room
- Administration offices
- Housekeeping stores
- Laundry and linen stores
- Additional commercial catering kitchen located to the rear of the Seymour Suite to service functions including wash-up and service areas

Our clients have previously considered the possibility of converting the Seymour Suite into additional letting bedrooms and whilst formal consent has not been obtained, indicative draft plans are available if this is of interest.

EXTERNAL AREAS

The Diglis House is situated on a site area of approximately 0.873 acres (0.353 hectares) and boasts attractive landscaped gardens with paved terraces and the benefit of outside seating for approximately 100 guests for alfresco drinking and dining on dry and sunny days. There is a second exclusive terrace and garden area for guests using the Seymour Suite.

The property has a lined tarmac car park to the front of the hotel with parking for circa 16 vehicles. There is a second car park to the rear of the hotel with parking for a further 16 vehicles.

We understand that the property has previously had the benefit of a river mooring which was leased by our client and generated additional revenue for the business.

SERVICES

At the time of our inspection the property was connected to mains electricity, gas, water and drainage.

TRADING INFORMATION

Accounts provided by our client's accountant show that the business generated a net turnover of £1,777,682 for the year ending 31 January 2023.

Further more detailed trading information can be made available to seriously interested parties upon receipt of a signed non-disclosure agreement (NDA).

STOCK IN TRADE

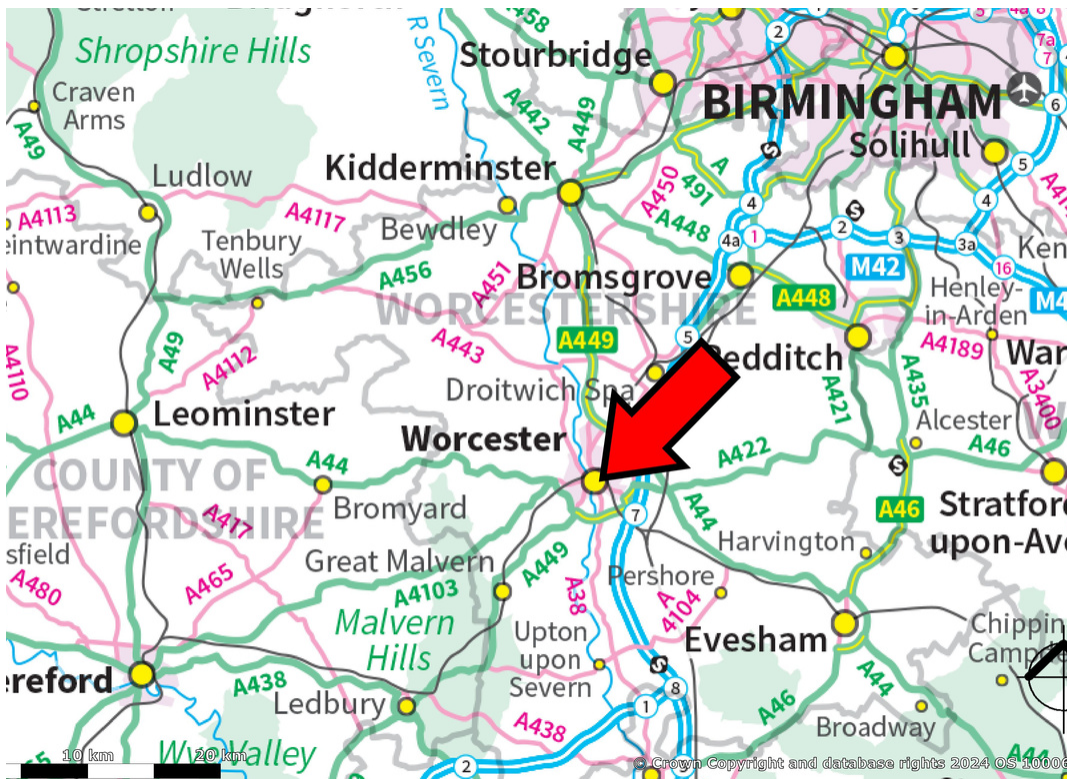
The stock in trade is to be purchased in addition to the selling price at cost and at the valuation upon the day of completion.











FIXTURES, FITTINGS + EQUIPMENT

We are advised that all of the fixtures, fittings and other items associated with the running of the business will be included in the sale. We understand that some personal items will be removed before completion.

All appliances are un-tested and purchasers should satisfy themselves that all equipment is in full working order before completion.

FIRE RISK ASSESSMENT

We have assumed that a suitable and sufficient fire risk assessment has been carried out under the Regulatory Reform (Fire Safety Order 2005). This assessment needs to be recorded in writing where there are 5 or more employees.

BUSINESS RATES

The business rates are payable to Worcester City Council. We understand that the rateable value for the year commencing 1st April 2023 is £105,000.

PLANNING

We understand that the property has a valid consent for its current use. However, we would advise interested parties to make their own enquiries with the local planning authority (Worcester City Council) in this regard.

LICENSES

We are advised that the the hotel benefits from a premises licence.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has the following EPC ratings:

Diglis House Hotel - 46 (B)

The Annexe - 40 (B)

The Cottage - 57 (C)

TENURE

Freehold

FURTHER INFORMATION

Further information about the property, business and location can be found on the hotel website at: www.diglishousehotel.co.uk

PROPOSED SALE STRUCTURE

The freehold interest in the hotel is being offered for sale as a full service going concern hotel business together with its parent company, Seymour Hotels Limited, by way of a share sale transaction.

ASKING PRICE

Offers are invited in the region of £3,250,000.

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly via a prior appointment through the owners sole agents Graham + Sibbald. Under no circumstances should any party make a direct approach to the business, the staff or the management of the hotel.

To arrange a viewing please contact:



Martin Davis
Partner

Martin.Davis@g-s.co.uk
07840 022 259



Hugh Anderson
Partner

Hugh.Anderson@g-s.co.uk
07970 690 344



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5. A list of Partners can be obtained from any of our offices.

Date published: March 2024

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