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THE ROBIN HOOD



The
Robin Hood
Drayton
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Roast
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The Robin Hood
Belbroughton

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The Robin Hood, Drayton Road, Berlborough, DY9 0BW

To let. An exciting opportunity to take a new lease on this well established, lovely quaint village public house and restaurant set in the heart of Worcestershire countryside between the villages of Berlborough and Chaddesley Corbett with easy access to the West Midlands conurbation, Birmingham, Kidderminster, Worcester, Hartlebury and Hagley. During the winter months the pub provides a cosy retreat for locals and diners with approximately 60 covers, bar and extensive grounds which come into their own in the summer months. A total plot extending to 3.44 acres with outdoor bar. It's ideal for walkers, cyclists, families and also has a reputation as a music venue together with the usual traditional and home cooked pub classics on the menu. This free house benefits from locally sourced ales and a place where parents, children, grandparents and grandchildren can come together and enjoy each others' company.

With extensive marked car parking for in excess of 70 cars. The accommodation comprises dining room with 60 covers? Outside bar to make the most of the spring and summer weather, bar with seating and doors to rear lower patio, lobby, drinks store room, bar with pot wash, catering kitchen, freezer, ladies and gents WC's, barrel vaulted beer cellar with barrel drop.



Outside terraced area with patio leading from the bar, mid patio, top patio, children's play area, outside bar, storage container and shed/ garage on the carpark for storage of external furniture.

Leading from the kitchen is a staircase leading to the first floor with landing and storage rooms. Although not separated directly from the pub this area is used as living accommodation with 3 rooms featuring vaulted ceilings and beams together with store room and bathroom with bath having shower, wash basin, and WC.

Total gross internal area

The property offers an excellent opportunity to operate this idyllic country pub and restaurant. There is plenty of scope to build on the trade. Current opening hours exclude Mondays and Tuesdays. There is the opportunity for specialist dining and social / music events.

Lease Terms

The property is to let on the basis of a new lease for a term of 6 years with a rent review at the 3rd anniversary on full repairing and insuring terms based on an initial rent of £1000 per week plus VAT.

Rateable value

£33,250 with effect from 1st April 2023





EPC rating: C

Mains: Electricity, water, gas central heating and mains drainage.

Broadband/mobile availability: <https://checker.ofcom.org.uk>

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. **A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits)** for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.





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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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