



WALTER DE CANTELUPE INN

Kempsey, Nr Worcester, WR5 3NA

FREEHOLD: £395,000 | REF: 5854423

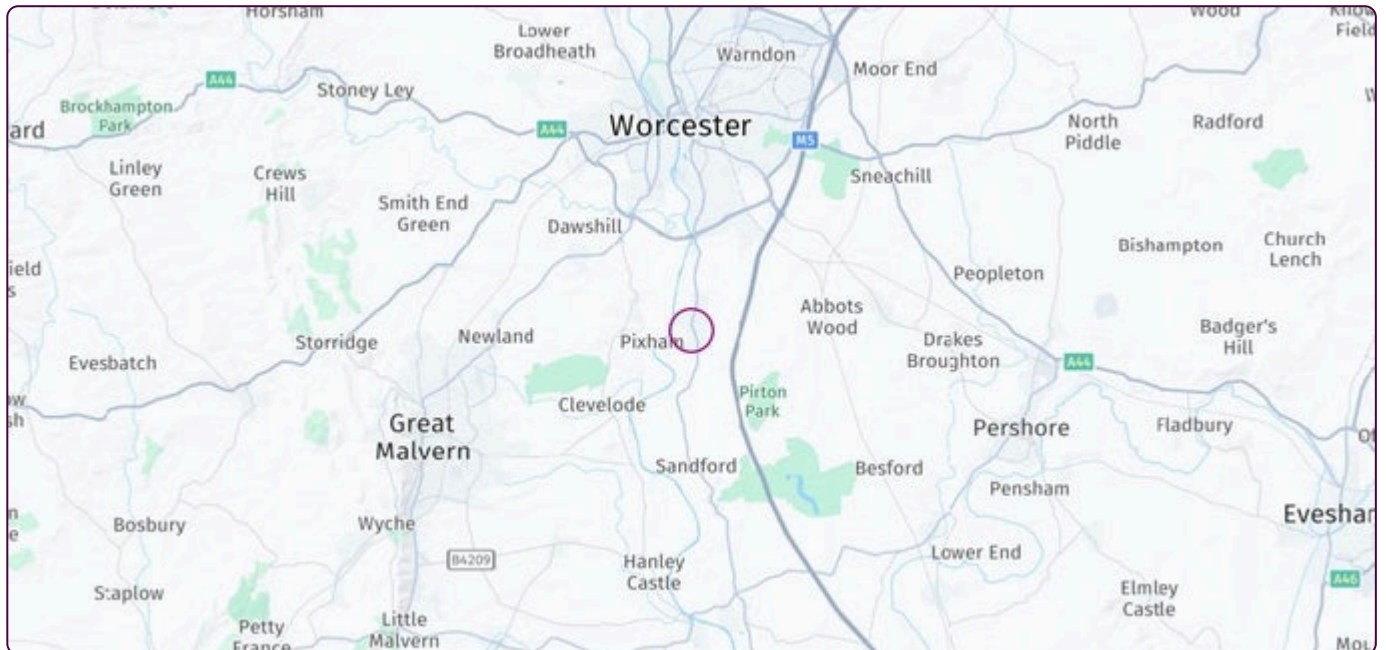
KEY HIGHLIGHTS

- Established local trade
- Three en suite rooms
- Flexible accommodation
- Beer garden
- Long-term ownership
- EPC Rating C



LOCATION

The Walter De Cantelupe Inn is situated in the attractive village of Kempsey, on the outskirts of Worcester. Positioned on Main Road, the property benefits from a prominent setting within a well-regarded residential area, offering convenient access to Worcester city centre and surrounding Worcestershire countryside.



DESCRIPTION

The property comprises a Georgian-style public house, offered to the market for the first time in over 30 years. The business has been under the same ownership since the 1990s and presents a traditional village pub opportunity with established trade and a strong local following

INTERNAL DETAILS

The ground floor trading area features a characterful bar arranged over split levels, centred around an 'L'-shaped bar servery. Ancillary areas include a kitchen and preparation room, together with a basement beer cellar which benefits from separate external access for deliveries. The layout provides a functional and traditional pub environment.



LETTING ACCOMMODATION

Owner's and letting accommodation is arranged primarily at first floor level, where there are three double bedrooms, each with en suite facilities. A further room is currently utilised as a laundry but could be converted into a fourth bedroom, with access to a separate bathroom. In addition, a ground floor suite presently used by the landlord includes a double bedroom, office space, and a shower room, providing flexible residential or letting potential



THE OPPORTUNITY

The sale represents a rare opportunity to acquire a long-established village pub with scope for continued or enhanced trade. Having operated successfully for over three decades under the current owner, the property offers potential for a new operator to build upon its existing reputation, or to reposition the business to suit changing market demands

FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

EXTERNAL DETAILS

Externally, the property benefits from a beer garden accessible from the bar area, providing additional trading space in favourable weather. There is also side access to the cellar for barrel deliveries, supporting efficient operational logistics.

BUSINESS RATES

Current rateable value is £2,850 from April 2026. Confirmation of actual business rates payable should be obtained from the local authority.

REGULATORY

Premises License







DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



JAMES DODD

Business Agent - Pubs and Restaurants

T: +44 7561 114 985

E: james.dodd@christie.com



JONTY GREEN

Business Agent

T: +44 7715 806 592

E: jonty.green@christie.com



CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.