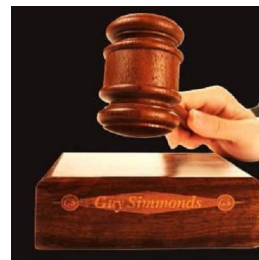


# FOR SALE BY AUCTION

**The King Charles II Restaurant,  
New Street, Worcester**



**Guide Price: £225,000  
Tenure: Freehold**

**Last Years Turnover circa  
£276,000 (incl.).  
Recon Net Profits circa  
£70,000 per annum.  
Trade Split circa 70% Food  
and 30% Wet.**

**Auction Date:  
Mon 5<sup>th</sup> July 2010**

**Sales Agent:  
Guy Simmonds 01332 865112**

A Freehold Restaurant is **For Sale by Auction** by Leading National Licensed Property Agent Guy Simmonds :- The King Charles II Restaurant, New St, Worcester

This high quality, tudor style 15<sup>th</sup> century restaurant is located within the city centre of Worcester and benefits from being a stone's throw away from the shopping malls and main public car parks. The actual building is a historic oak framed house where King Charles II escaped after the Battle of Worcester.

The property benefits from a ground floor restaurant (circa 50), lounge/dining area (circa 40) and a large commercial catering kitchen.

To complete the property is a spacious 3 bedroom living accommodation, 1 bedroom self contained flat and ground floor cellar.

This business continues to grow and has improved its turnover consistently over the past 7 years.

National Senior Valuer Marc Blackford said "this highly profitable and delightful city centre restaurant is being sold by '**AUCTION**' on the 5<sup>th</sup> July 2010 with a guide price of £225,000 for the freehold entirety. We expect the auction to produce an immense number of enquiries with a sale to be finalised at the '**fall of the hammer**' on the day.