

PUBS FOR SALE BY AUCTION

The Wheatsheaf, St Johns, Worcester.



Guide Price: £200,000
Tenure: Freehold
Turnover: circa £225,000 (incl. VAT) with Recon Net Profits circa £48,000 per annum.
Trade Split: 100%
Agent: Guy Simmonds
01332 865112

Leading National Licensed Property Agents Guy Simmonds have been instructed to sell this profitable and well-presented business by **'AUCTION'** (*unless previously sold by private treaty*) in September 2014 with a guide price of £200,000.

This prominently positioned 18th Century Inn is located within the desirable St John's area of Worcester. St John's is situated within a mile of the city centre and is home to Worcester University, one of the fastest growing university's in the UK.

The Wheatsheaf's rear garden offers panoramic views over the River Severn, Worcester Racecourse and the City's skyline. The property benefits from a Lounge Bar/Dining Area (circa 50), Games Room (circa 20), Patio Terrace Area (circa 30) and a Commercial Catering Kitchen. To complete the property is a spacious 2 bedroom living accommodation, pathway to the River Severn offering easy access for boaters and a lower ground floor cellar.

National Sales Director Marc Blackford of Guy Simmonds said 'This well-presented 18th Century Inn is beautifully located above the banks of the River Severn and offers an excellent opportunity to acquire a profitable and established business within close proximity of Worcester City Centre, University and Racecourse'.

For Sale by on-site Auction in September 2014