



Welcome to Bailiffs House - Turn-Key Bar/Restaurant with Manager's Accommodation for Sale

Prominently positioned on the busy High Street, this fully fitted lock-up bar and restaurant offers a strong commercial opportunity. The property provides a substantial Total Net Internal Area of 3,326 sq ft (309 sq m), delivering an immediately operational hospitality venue with good visibility and footfall.

Alongside extensive trading space, the property includes a large rear garden and on-site manager's accommodation, enhancing operational flexibility and value. With potential for a range of commercial or residential uses, subject to statutory consents, this is a rare chance to secure a well-located, high-profile town-centre property.

## **Bailiffs House**

The Grade II\* property comprises of a prominent mid-terrace three storey bar/restaurant with living accommodation, in the prime High Street location in Bewdley. The property provides a Total Net Internal area of approximately 3,326 sq ft (309 m sq), which is arranged to provide a main bar/restaurant area over two floors, and a kitchen.

The property provides flexible accommodation that would lend itself to a variety of retail/commercial uses (subject to any statutory consents).

Externally the property benefits from a generous garden to the rear.

A viewing of the property to appreciate its full potential is recommended.



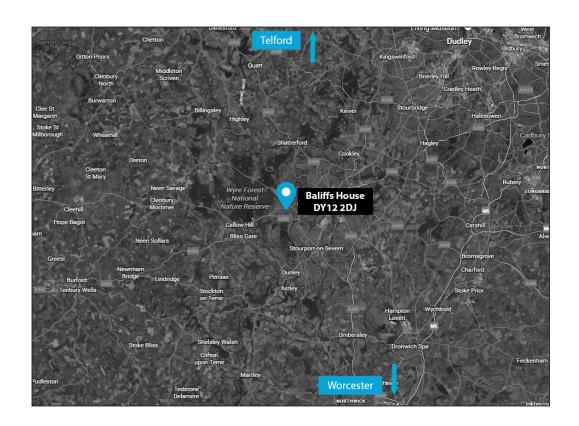
# Location

The property has a commanding presence on Bewdley's High Street, right in the heart of this historic and highly desirable Georgian town. Known for its charming riverside setting and thriving independent retail scene, Bewdley offers a destination that is equally attractive to visitors and locals alike

#### **Key Location Highlights**

- Excellent road connectivity via the A456 and nearby A442, linking Bewdley to Kidderminster and the wider national road network.
- Served by Bewdley Railway Station on the Severn Valley Heritage Railway, offering nostalgic rail journeys and strong tourist appeal.
- Well-connected public transport, including local bus services and a seasonal shuttle bus running for major town events.
- Tourist attractions include the Severn Valley Railway, Bewdley Museum,
  Jubilee Gardens, the Wyre Forest, and the nearby West Midlands Safari Park
- Strong local civic engagement, supported by the Bewdley Development Trust, which works to sustain and grow the town's economy.

This property is ideally situated in a lively, well-connected town centre environment, surrounded by heritage, culture and a healthy visitor economy. Its location offers not only strong trading potential but also long-term value, thanks to Bewdley's sustainable growth and heritage appeal.



# Accommodation

BAR

**448 sq ft** | 41.64 m sq

**LIVING ROOM** 

**213 sq ft** | 19.8 m sq

DINING

**171 sq ft** | 15.9 m sq

BEDROOM 1

**157 sq ft** | 14.57 m sq

**RESTAURANT** 

**641 sq ft** | 59.58 m sq

BEDROOM 2

**295 sq ft** | 8.84 m sq

**KITCHEN** 

**171 sq ft** | 15.9 m sq

OFFICE/BEDROOM 3

**78 sq ft** | 7.24 m sq

**KITCHEN** 

**200 sq ft** | 18.55 m sq

TOTAL GROSS INTERNAL FLOOR AREA – 3,326 SQ FT | (309 SQ M)

ALL MEASUREMENTS ARE APPROXIMATE











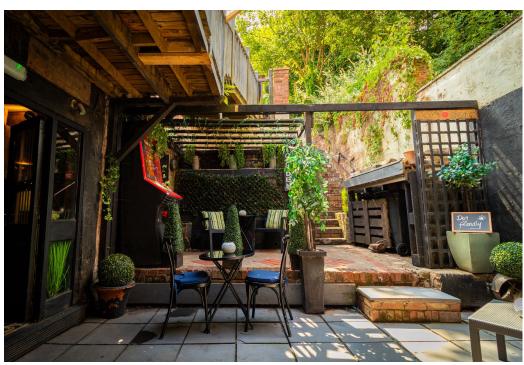












# **Key Details**

#### Rateable Value

TBC

#### Price

£750,000 (Seven Hundred and Fifty Thousand Pounds) (Exclusive)

#### **VAT**

The property is understood to be elected for VAT, and therefore VAT will be payable.

#### **EPC**

Expired.

## **Legal Costs**

Each party is to bear their own cost.

#### **Tenure**

Offered as freehold.

#### Services

(Not tested at the time of inspection). All services are understood to be connected to the property.

### Planning

Prospective tenants should make their own enquiries. The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order. The property would lend itself to a variety of commercial and residential uses.

## **Local Authority**

Wyre Forest District Council Finepoint Way, Kidderminster DY11 7WF



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