

FOR SALE FREEHOLD - GUIDE PRICE: £275,000 + VAT
THE RAILWAY BELL, COMBERTON HILL, KIDDERMINSTER,
DY10 1QN



- Prominent location in Kidderminster town centre directly opposite the train station
- Imposing and attractive historic building
- Traditional Victorian public house which retains several original period features
- Ground floor GEA of approximately 2,440 square feet and a plot size of circa 0.29 acres
- The property will appeal to licensed operators, developers, builders and investors
- Alternate use potential, subject to obtaining the necessary consents

Location

Kidderminster is a large Worcestershire town situated on the River Stour, historically known for its carpet industry and strong manufacturing base. The town benefits from excellent regional connectivity via the A456 and A449, providing direct access to Birmingham, Stourbridge, Bewdley and Worcester. Kidderminster railway station offers regular services to Birmingham and London.

The Railway Bell occupies a prominent corner position fronting Comberton Hill (A448) and Lea Street, directly opposite Kidderminster railway station. The pub benefits from a high level of passing trade and serves as a well-known landmark for commuters, football fans and the wider public. The surrounding area is a blend of residential streets and local amenities.

Property Description

The Railway Bell is an attractive two storey detached Victorian building of brick construction under a slate roof, with various later additions including a single storey extension to the side which sits under a flat roof.

Accommodation

The ground floor comprises of a single main trading room with a central bar servery which leads to a dedicated sports room on a tiered upper level which is equipped with a pool table and darts board. There is a good sized function room on the first floor which benefits from having its own bar servery.

Ancillary accommodation includes ladies and gents WC's, additional WC (first floor), office, redundant kitchen, boiler room, basement beer store and various storage areas.

The private accommodation is situated on the first floor and comprises 2 bedrooms, living room, kitchen, bathroom, laundry room and storage areas. The private living quarters benefit from an independent rear access, allowing the space to be fully self-contained.

Externally, there is a trade garden to the side of the pub which can be accessed from the bar area or a rear entrance leading from the car park. The trade garden features a paved terrace with a covered smoking area, alongside a grassed beer garden situated on an upper tiered level. There is car parking to the side of the pub for approximately 10 vehicles.

The property's Gross External Area is around 2,296 square feet and it sits on a plot size amounting to circa 0.29 of an acre.

Tenure

Freehold. The property is held under Title Number WR105531 and the Title Plan is included on page 5.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

<https://www.wyreforestdc.gov.uk/planning-and-buildings/search-for-a-planning-application/>

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence. A copy is available upon request.

Fixtures & Fittings

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory will be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £11,750 with effect from 1st April 2026. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

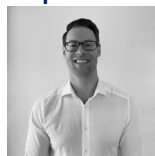
EPC

The property has an EPC rating of Band E. A copy is available upon request.

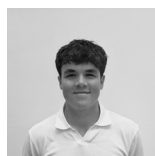
Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



Contact: George Walker
Tel: 07359213606
Email: george@wtsccommercial.co.uk

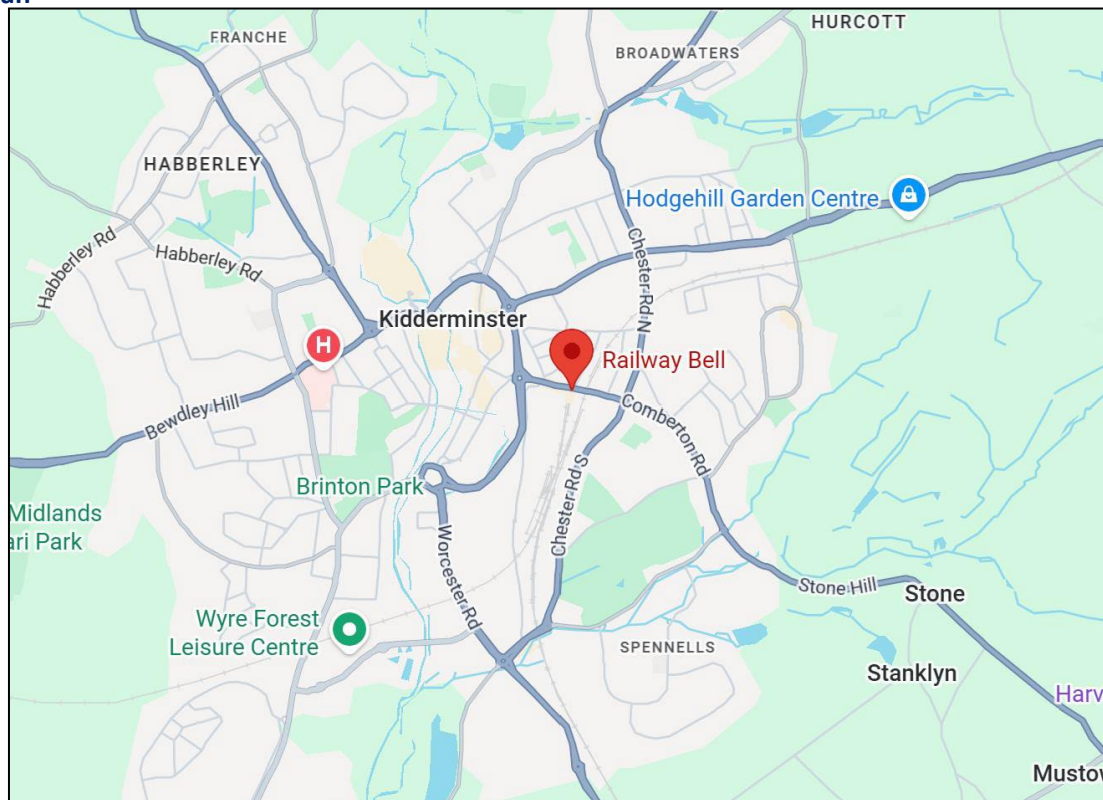


Contact: Harry Dowen
Tel: 07534 620 899
Email: harry@wtsccommercial.co.uk



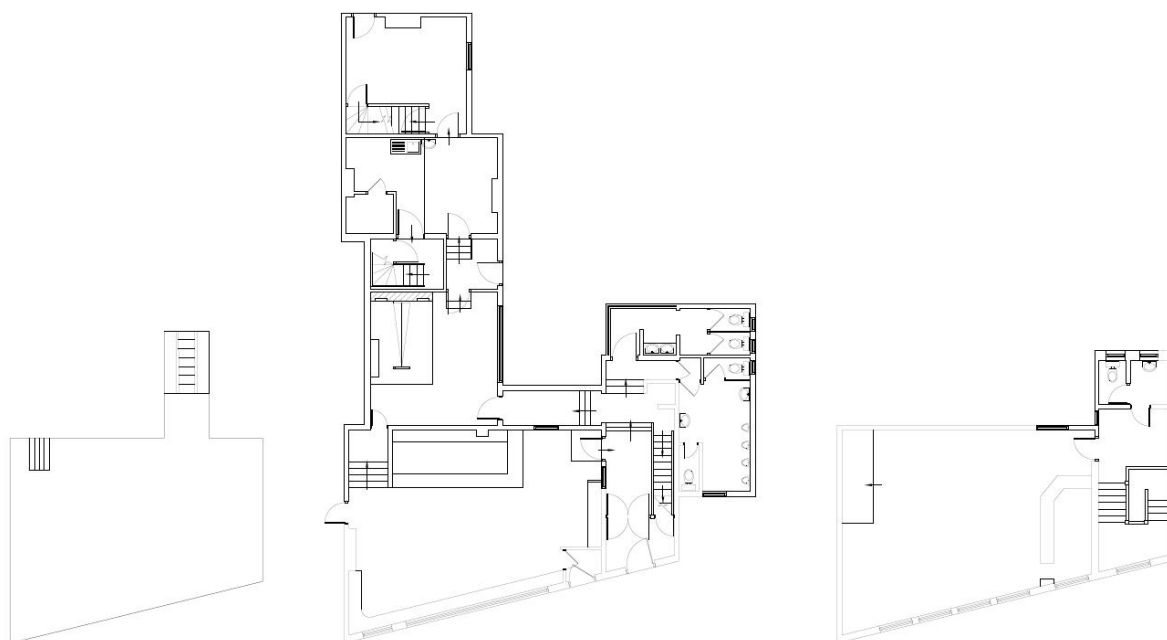


Location Plan



Site Plan





Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

