



The Berkeley Arms

4 School Road, St John's, Worcester, WR2 4HF

Leasehold
£35,000



£35,000 for the leasehold interest, trade fixtures, fittings and goodwill, plus stock at valuation. New 10 year lease available from Red Oak Taverns at a rent of £29,866 per annum.



FEATURES

- A well-presented, thriving community local in the popular St John's area of Worcester
- New 10 year lease available from Red Oak Taverns
- Genuinely busy, community-focused trade – football, dance nights and regular events
- Two main bar seating areas plus a separately refurbished Lounge Bar, seating around 76 in total
- Free of tie for wines, spirits and other minerals
- Three-bedroom private accommodation, recently redecorated to a good standard throughout
- Extensive outside trading space – beer garden, patio seating and front terrace for around 159
- Games area with table football and a separate function-ready Lounge Bar
- Car parking for around 12 vehicles
- Rateable Value low enough to qualify for 100% Small Business Rate Relief – zero business rates payable, subject to eligibility
- Significant scope to extend the current trading hours and reinstate a food offer

LOCATION

The Berkeley Arms is situated on School Road in St John's, the well-established residential suburb immediately west of Worcester city centre and the River Severn. Long known locally as the "village in the city", St John's retains a genuine community identity and a good mix of independent shops, cafes and everyday amenities on its doorstep.

The immediate area is predominantly residential, giving the pub a strong, settled catchment of local custom, and it sits within easy reach of Worcestershire County Cricket Club's New Road ground and Cripplegate Park.

Worcester city centre, with its Cathedral, shopping and both Foregate Street and Shrub Hill railway stations, is a short walk away across the Severn, while the A44 provides a direct route out towards Malvern and Hereford.

THE BUSINESS PREMISES

Entrance

Provides access to the Main Bar.

Main Bar – First Seating Area

Seating around 22. A well-decorated space with wood-effect flooring, bench-style and bar chair/stool seating, a feature Victorian tiled fireplace and air conditioning.

Main Bar – Second Seating Area

Seating around 30. Another well-presented trading space with wood-effect flooring, part-panelled walls, dartboard, spotlight fittings and air conditioning. A DJ booth is located here, with TVs situated throughout.

Bar Servery

A well-presented, traditional panelled frontage with an oak top, fully fitted with back bar fridges, a commercial glass washer, wash hand basin, touch-screen till, cash tray and music system.

Lounge Bar

A separate room seating up to around 24. Newly refurbished with stripped wooden-effect and part-carpeted flooring, panelled walls up to dado rail, a dartboard and TV.

Large Vestibule

Leads through to the Games Area.

Games Area

New flooring and a table football table, with direct access outside.

Ladies WC

Recently refurbished with two WC cubicles.

Cellar

Located directly below the bar, with a large main cellar and ancillary storage room.

PRIVATE ACCOMMODATION

Private Quarters

Very well presented throughout with new decor and good quality carpets. A stairway leads to a first floor landing, big enough to be an office, with a safe.

Bedroom One

A double bedroom, leading to Bedroom Two.

Bedroom Two

A double-sized bedroom.

Bathroom

A modern, recently refurbished white suite with panel bath and shower over, wash hand basin in a vanity unit, and low-level flush WC.

Bedroom Three

A double-sized bedroom.

Private Kitchen

A modern fitted kitchen with wall and floor units, stainless steel sink unit, plumbing, automatic washing machine and dishwasher.

Lounge

A lovely bright double-aspect room.

The Property

Dates back to the 18th century but has been lovingly refurbished and redecorated by the current owners. Double-glazed windows throughout, gas central heating, mains electric and mains drainage.



OUTSIDE

Car Park

For around 12 vehicles.

Outside Seating

In front of the pub, bench and table seating for around 24.

Partly Covered Beer Garden

For up to 80.

Partly Covered Outside Seating Area

For around 55, in a patioed area enclosed with a painted metal fence.

Single Garage

Storage Shed

THE BUSINESS

The Berkeley Arms is open and trading, generating a very substantial turnover, as a genuinely busy, well-supported community local, currently run by a sole owner-operator.

The business is wet-led, with no food currently served, and trades a deliberately limited pattern of hours – closed Monday and Thursday, Tuesday and Wednesday from 6pm, Friday from 3pm, Saturday from 6pm, and Sunday from 2pm – representing very strong turnover from a genuinely restricted trading week. The pub is firmly established as a community hub, regularly hosting football, dance nights and other events, and offers great, largely untapped potential for a new operator: extending the current hours to a fuller week alone represents a significant growth opportunity, before any consideration of reintroducing food, additional events, or other new income streams.

The strength of this community trade is already secured for the new operator: Tuesday and Wednesday nights each have three darts teams playing, with fees already paid, and the pub already holds a paid sponsorship of a Sunday football team.

Further detailed trading information can be provided to interested parties on request to the agent.

TENURE

The property is available on the basis of a new 10 year lease from Red Oak Taverns, commencing November 2025.

There will be a tie to Red Oak Taverns for beers and bag-in-box soft drinks; the lease is free of tie for wines, spirits and other minerals.

Annual rent: £29,866.

RATEABLE VALUE

Rateable Value: £7,500, effective 1 April 2026. The current vendor pays no business rates on this basis, a benefit the incoming tenant is likely to inherit in full, subject to their own eligibility for Small Business Rate Relief.

VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:

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Bruce Sprosen 07467 947296 (calls or WhatsApp, out of hours)

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