



## Ye Olde Salutation Inn

Weobley, Hereford, Herefordshire, HR4 8SJ

Leasehold £25,000

- Historic "Black & White" Village Inn
- Renowned tourist location
- 4 section lounge & restaurant
- Public bar and conservatory
- 3 ensuite letting bedrooms
- Owner's accommodation
- Patio garden & car parking

Ref: 95792

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## LOCATION

The village of Weobley requires little introduction being one of the UK's most visited tourist destinations. It is on the renowned Black & White village trail in North Herefordshire. It has the most attractive bucolic village square lined with timbered properties and one holding the most prominent locations is the subject property the Old Salutation Inn.

The pub is one of the UK's most notable Inn's being Grade II listed and dating back to the 17th century. It offers characterful trading areas, letting accommodation, owners suite as well as a very established level of trade it is briefly described as follows:

## TRADE AREAS

LOUNGE BAR & RESTAURANT are four interconnecting sections arranged on split levels partially separated by open beamed screens. The bar servery is located at the upper level, has 'C' shaped tongue and grooved panelled frontage counter and stands adjacent to a feature inglenook fireplace. At this level there is seating for approximately 10 customers but standing space for more. At the lower section of the lounge area, which is similarly presented, there is seating for a further 14. The restaurant is in two sections either side of a chimney breast which houses an open fire with log burner installed. There are regency dining chairs and tables throughout these two rooms for further 44 diners. Throughout this four section trading area is a wealth of period charm and character with exposed stone and beamed walls as well as heavily beamed ceiling. Off the restaurant is access into a CONSERVATORY/BREAKFAST ROOM which has seating for a further 6.

PUBLIC BAR is accessed from the inner hallway or its separate entrance. Has stunning parquet floor, feature corner fireplace, antique brick exposed chimney breast and solid fuel burner installed. Counter from the central bar servery and the room has heavily beamed ceiling and seating for 20 customers. LADIES AND GENTLEMENS TOILETS off inner hallway.

Large CATERING KITCHEN with alto non-slip floor and is comprehensively equipped including R102 Fire Suppression System. Kitchen has adjacent WALK-IN COLD & FREEZER ROOMS. DRY STORE/WINE STORE and on level BEER CELLAR and LAUNDRY ROOM.

## OWNERS ACCOMMODATION

Two interconnecting rooms a large LOUNGE with small OFFICE off. Double sized BEDROOM with

ENSUITE shower room.

## LETTING ACCOMMODATION

### FIRST FLOOR

BEDROOM ONE – Twin sized. ENSUITE shower room.

BEDROOM TWO – Large double with seated LOUNGE area. Ensuite BATHROOM of wash hand basin, WC and bath and shower.

BEDROOM THREE – A suite arranged in two rooms, one of which is currently laid out as a lounge/dining area. The second is a double sized bedroom with ENSUITE bathroom suite with wash hand basin, WC, and bath with shower over.

### EXTERNAL

To the rear is a feature enclosed stone paved PATIO area with separate decked area. This is currently seating 24 customers and is made more intimate by glass screens and large umbrellas providing cover from the brilliant sunshine or rain. This area is conveniently located adjacent to the rear entrance providing easy access to the trading areas. Gravelled CAR PARK with space for 10 vehicles.

### THE BUSINESS

Our client is a private individual who owns a number of licensed premises and has just acquired this property as an investment. Previous owners had, prior to Covid, traded extremely well with the three years ending 2020 showing an average annual turnover of £350,000 net of VAT. More recently trade has declined due to bereavement, and takings for the year ended March 2024 amounted to £224,544. We would expect the subsequent period would show a further reduction in income. Nevertheless, the property has not altered and if it was once again to be in the hands of energetic owner operators, there is no reason why these former levels of turnover should not once again be enjoyed. There is clear scope to develop the catering side of the business and exploit the full use of the three letting bedrooms. Weobley is a large village accommodating many customers within walking distance.

### LICENCE

Under terms of the premises licence the business is permitted to retail alcohol between the hours of 10:00 and 23:00 Monday through to Saturday and 12:00 and 22:30 on Sundays.

### SERVICES

Mains electricity, water, and drainage. Oil fired central heating.

**Local Authority:** Herefordshire Council

**Rateable Value:** 1 April 2023 £13,750



## TENURE & PRICE

LEASEHOLD	£25,000 to include goodwill, fixtures and fittings. Stock at valuation in addition
TERM	Six years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to three months' rent in advance
RENT	£28,000 per annum, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Part repairing and insuring lease agreement. This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	VAT will be payable on the Premium and rental payments



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