



Corners Inn

Kingsland, Leominster, Herefordshire, HR6 9RY

Tenure: Freehold

Price: £650,000

Ref: 86313

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- High trading with T/O £757,881 net of VAT
- 10 en suite letting bedrooms
- Character bar (42), restaurant (74)
- Three bedroom owners' suite
- Excellent service facilities
- For sale after 30 years in same owners' hands

Location

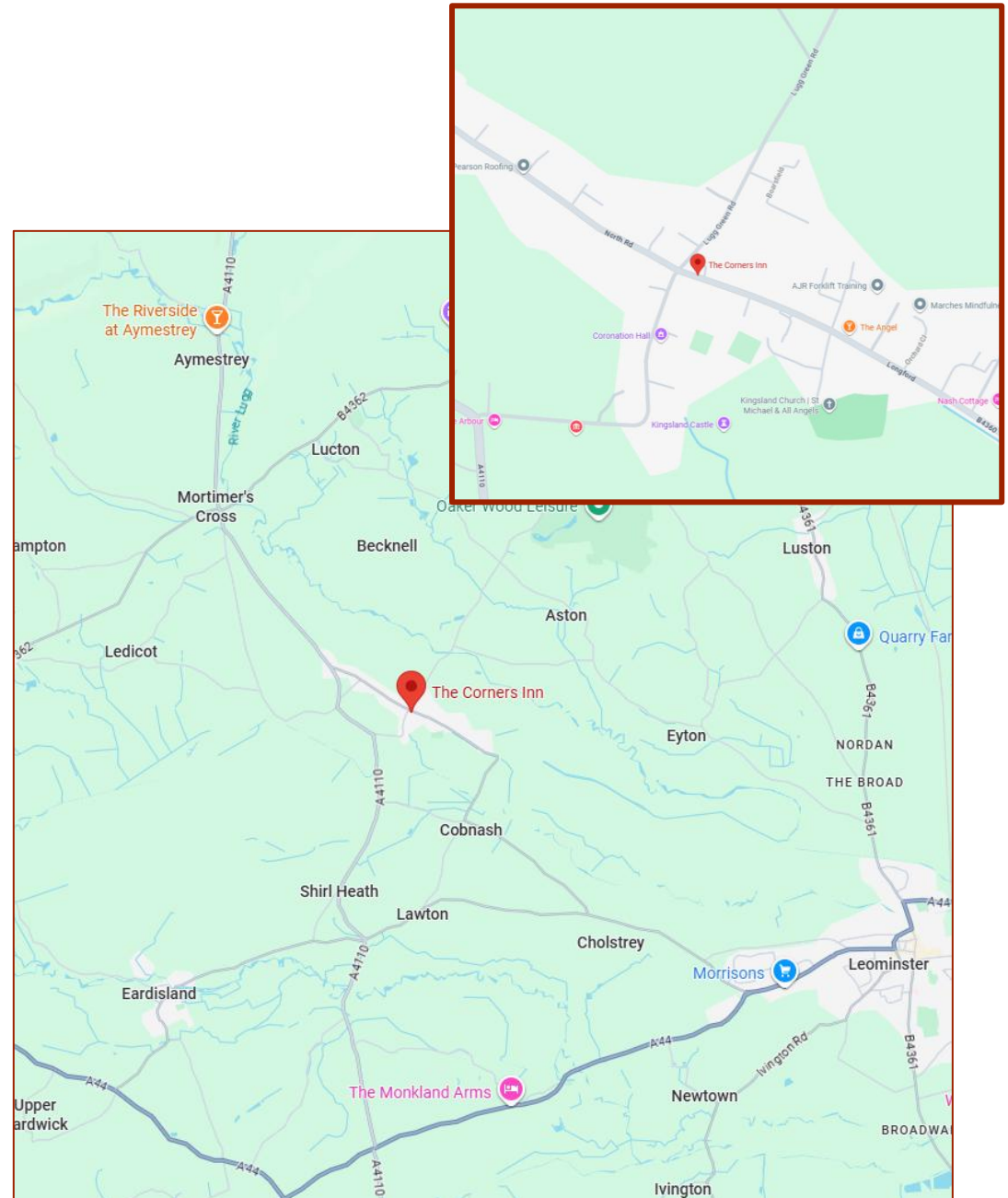
The Herefordshire village of Kingsland stands in the heart of the Arrow Valley in North Herefordshire on the “black and white village trail”, renowned with tourists who visit from across the UK and beyond. The village has a surprisingly large population (986 at the 2011 census) and is also to a renowned rugby club, Luctonians who are in the third tier of the English League Pyramid System. At the very heart of the village, possibly at the central point, is the subject property the Corners.

The Property

An iconic, stunning building with timbered elevations and extensive character accommodation including large main bar, two section restaurant with total capacity for 120, 10 quality en suite letting bedrooms and good-sized owners’ accommodation.

It is extremely well presented and enjoys a consistently high level of turnover, possibly one of the busiest independent country pubs in the whole of the Marches region.

The property, which must be viewed to be appreciated, is briefly described as follows:



Trade Areas

The RESTAURANT is in two sections, with an additional mezzanine dining area. The room being L shaped, one section with feature beam vaulted ceiling, full length 12-foot-high glazed section to one side, possibly which would have been an entrance into what was at one time a Barn or Coaching Area. The lower section of this area is currently furnished with contemporary chairs and tables for 24 diners. Staircase up to MEZZANINE GALLERY area known as the Loft, has seating for a further 12.

The dining area opens out into the MAIN RESTAURANT which is elegantly decorated with wainscoting and patio doors to one side. It is currently arranged to seat 38 customers, and there is a CARVERY DISPENSING AREA.

The MAIN BAR is an exceptionally attractive room, dripping with charm, character and period features, in addition to some wainscoting there is exposed beam and antique brick walls. There are two open fireplaces with antique brick surrounds. The room is part carpeted, has part boarded floor, one elevation has book shelving in a SNUG, known as the LIBRARY AREA, and there is traditional assorted easy seating for 42 customers. Off the main ENTRANCE HALLWAY (this is accessed from the rear car park) are a set of Ladies' and Gentlemen's CUSTOMER TOILETS. Conveniently positioned between both trading areas is the CATERING KITCHEN which is comprehensively equipped with a full selection of stainless-steel catering effects and work surfaces. In addition, there is a good and large PREPARATION/FREEZER ROOM.

Also located at ground floor is an extremely large WORKSHOP/GENERAL STORE which links with on level beer cellar.







Owners' Accommodation

Staircase access to very attractive LIVING ROOM/DINING ROOM of good size with feature beamed walls throughout. There is three DOUBLE BEDROOMS, an OFFICE and a FAMILY BATHROOM.

At ground floor is a DOMESTIC KITCHEN (not currently used)

Letting Accommodation

The property benefits from 10 en suite LETTING BEDROOMS. Three are in the main building, two at ground floor and two at first floor. The remaining seven are in THE BARN (which historically housed a SKITTLE ALLEY), four of these rooms being at ground floor and three at first floor. Each bedroom is extremely well appointed, being of king size (with zip and link, so can be utilised as twins). Each room has a full bedroom suite as well as EN SUITE SHOWER ROOM.

External

A superb TRADE GARDEN has been created to the rear in a courtyard style configuration, partially covered and with raised decked area which has a pitched tile roof over. This, together with ADDITIONAL EXTERNAL SEATING, can cater for over 50 customers seated. It is particularly popular with diners and drinkers during the summer months.

There is CAR PARKING in 2 sections for approximately 18 vehicles.



The Business

The Corners Inn has been in the same family hands since 1995 and enjoys a reputation as one of the premier dining venues in this beautiful part of north Herefordshire. This is reflected in the trading accounts which for the year ended March 2025 show takings net of VAT of £757,881, this trade split 50% from food sales, 30% from the 10 bedrooms (these enjoy over 90% occupancy rate) and 20% wet sales.

The property is extremely well maintained throughout, and there is no further expenditure required, and given the realistic asking price, this offers a prospective purchaser an extremely high return on their investment.

Tenure & Price

FREEHOLD £650,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held.

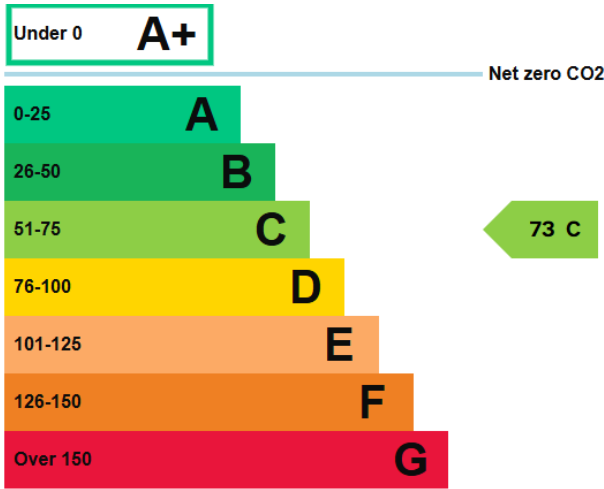
Services

All mains' services are connected. In addition, there is a private water supply.

There is gas fired central heating and a 10 camera CCTV security system.

Rateable Value: £28,400 as at 1 April 2023

Local Authority: Herefordshire Council





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