



Farmers Arms

Horse Road, Wellington Heath, Ledbury, Herefordshire HR8 1LS

Tenure: Freehold/Leasehold

Price: £375,000/£28,000

Ref: 96333

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Main bar and games room (60)
- Restaurant (30)
- 3 bedroom owners accommodation
- Feature trade garden (90-100)
- Car parking
- Potential for 4 en suite letting rooms with separate access
- For sale/let on new favourable free of tie lease

Location

The village of Wellington Heath stands just a few miles out of the very popular medieval market town of Ledbury, which has become increasingly popular, not just due to its historic charm with the main high street and square lined with black and white Tudor and other period properties, but also its close proximity to the M50 motorway. Furthermore it stands in the lee of the Malvern Hills, one of Britain's most popular walking destinations.

The cathedral city of Hereford is some 15 miles to the west and the cathedral city of Worcester some 18 miles to the north.

The Property

The Farmers Arms is located in the very heart of this extremely popular, sought after village. It is a character property which has much original charm, which has been extended to provide excellent dining and catering facilities. There is a possibility of extending and, subject to the usual consents, creating letting bedrooms, in an area which has been developed for this purpose.

The property has been run by consistent tenants for the last 13 years, and is once again available either to let or alternatively our clients, who are investors, will consider an outright sale.

The property is described in more detail as follows:-



Trade Areas

Entrance vestibule providing access to the MAIN AREA. Immediately to one side is the RESTAURANT. The MAIN BAR is in two sections and has a wealth of period charm and character. It is the oldest part of the pub and has a heavily beamed ceiling, stone flagged and part carpeted floors. BAR SERVERY with 6m of serving counter with exposed antique brick front. This room has tongue and groove wainscoting, fireplace with antique brick surround, beam lintel over and cast iron solid fuel burner. In the bar area there is seating for 40 customers. There is a GAMES AREA with seating for 20, darts throw and pool table. LADIES' & GENTLEMEN'S TOILETS.

The RESTAURANT has double door access from the main bar, is a most pleasing and charming room, having boarded floor, heavily beamed ceiling, free standing cast iron fireplace on tiled plinth. When fully furnished the restaurant can seat 30 or so diners. Double door access onto the front BEER PATIO which provides, when the weather is good, an extended dining area.

The CATERING KITCHEN is of good size, in two sections and has Altro nonslip flooring, seven section fitted galvanised extraction canopy, fully melamine/UPVC panelled walls throughout and a comprehensive selection of stainless steel catering effects and work surfaces. Large DRY STORE/FREEZER ROOM/WASH-UP AREA. On level BEER CELLAR.

There is also a second KITCHEN which is conveniently located off the Servery.







Owners' Accommodation

FIRST FLOOR

Very good L shaped open plan KITCHEN/LIVING ROOM/DINING ROOM. The kitchen area has fitted units. BEDROOM 1 (double) with fitted wardrobes, BEDROOM 2 (double) and BEDROOM 3 (small double) are interconnecting. BATHROOM with wash basin, WC, bath and shower.

Separate staircase access into large LOFT AREA which has natural light. This area is 'work in progress' with letting bedrooms being proposed. Alternatively, it could provide a great teenagers apartment etc, subject to further investment.

Note : If the property it let our clients are prepared to consider a joint venture in this regard.

External

To the front of the property is a feature terraced BEER PATIO, mostly paved, part decked and a good section which is covered. There is currently seating for 90-100 customers. CAR PARK to the front with space for 12-15 vehicles.



The Business

The property was acquired by our clients in September 2013 as an investment. It has subsequently been run by the same independent tenants throughout this period, who are now vacating this property, therefore no trading figures available and prospective purchaser will be required to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.







Tenure & Price

FREEHOLD £375,000 to include fixtures and fittings. Stock at valuation in addition.

The property is to be sold subject to an overage agreement in favour of the seller for a term of 30 years. A buyer will be responsible for paying to the seller the 25% uplift, if change of use to residential is obtained.

Alternatively:-

LEASEHOLD £28,000 (see page 7)

The Property is elected for VAT. VAT will be levied on the sale price at the standard rate. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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

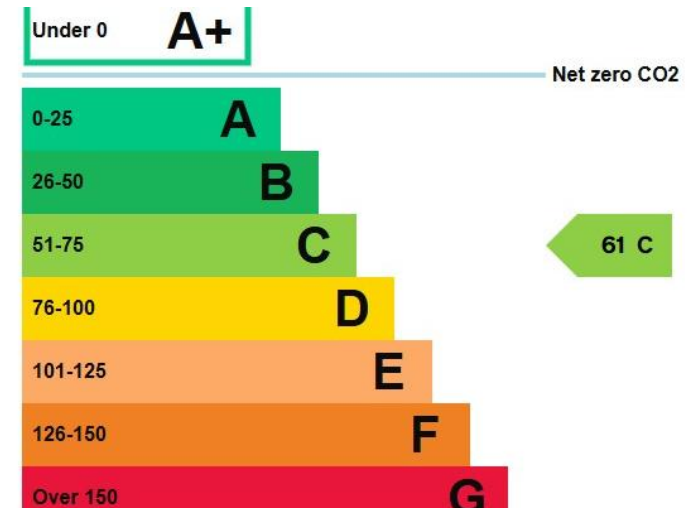
All mains services are connected.

Three phase electricity.

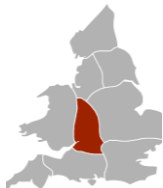
Gas fired central heating.

Rateable Value: £10,750 as at 1st April 2026

Local Authority: Herefordshire Council



LEASEHOLD	£28,000 to include 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 plus personal guarantors if the lease is taken as a Limited Company.
RENT	£28,000 plus VAT 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. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free-of-tie
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.



Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.