



Wye Valley Hotel

Tintern, Chepstow, Monmouthshire, NP16 6SQ

Tenure: Freehold

Price: £570,000

Ref: 90965

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Riverside village exceptional Hotel/Inn of architectural appeal
- Restaurant (40) with Lounge area
- Public bar (30)
- 7 en suite letting bedrooms & family suite
- Parking and gardens, set in 0.7 of an acre
- Turnover £293,000 per annum net of VAT
- 26 years in the same owners' hands

Location

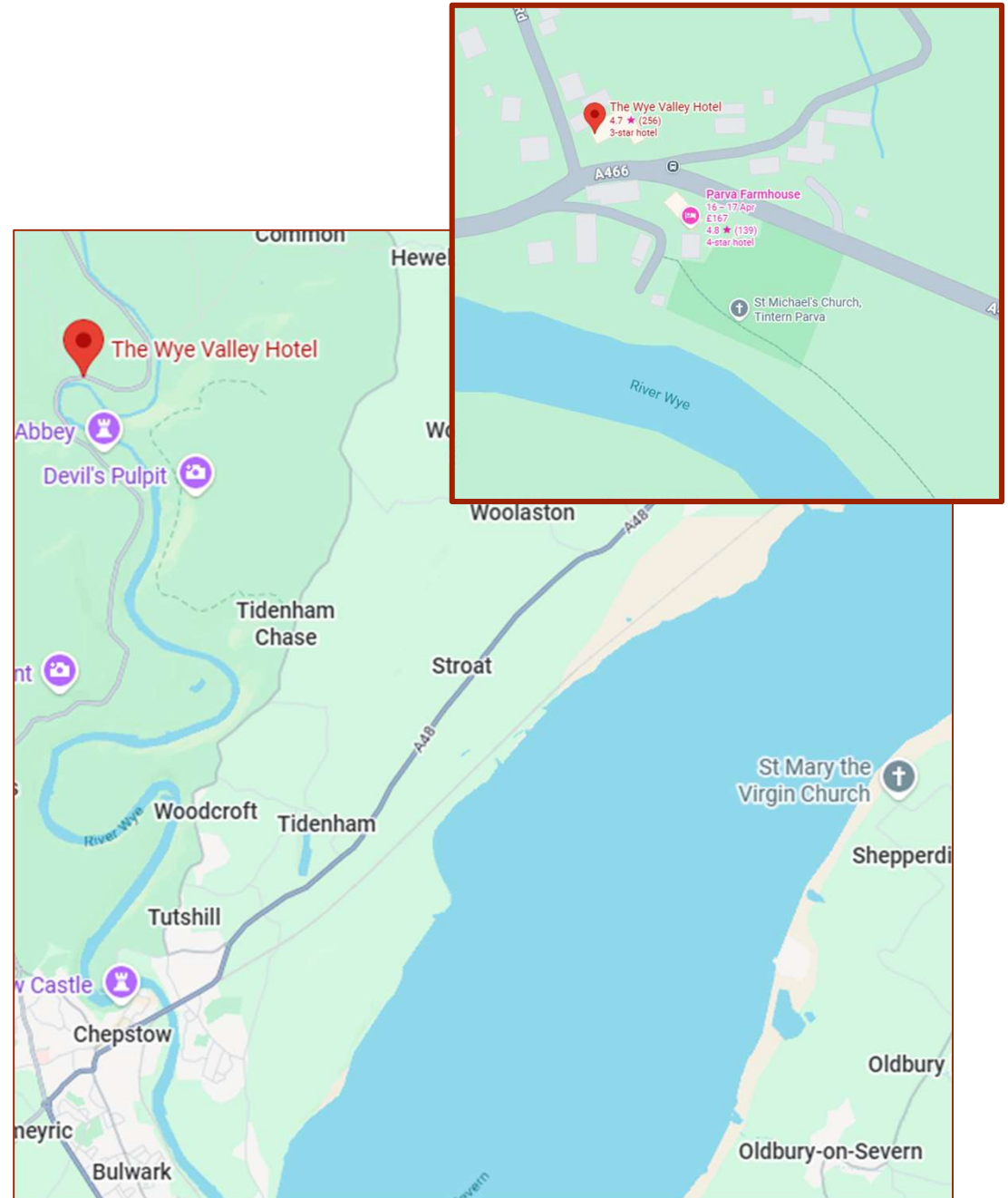
The well known village of Tintern is located in the heart of the Lower Wye Valley astride the A46 on the banks of the River Wye. It is some 4 miles north of Chepstow and junction 21 of the M48 motorway and 10 miles south of the market town of Monmouth. The village is famous for its 12th century Cistercian Abbey which was looted by Henry VIII during the Reformation but is still a commanding edifice and a popular tourist destination. Tintern enjoys all the benefits of the glorious Wye Valley and is particularly popular with ramblers, riders, canoeists, cyclists, anglers and golfers. It is convenient for the Celtic Manor Resort and National Hunt racing with Chepstow Racecourse (home of the Welsh Grand National) only a few miles distant.

The Property

The Wye Valley Hotel is a stunning property reputed to date back to 1835, but the majority of the current construction was built in the early 1920s. It is of almost unique crescent shape and due to the date of its construction, has a number of influences in its architectural appeal, it being early 'Art Deco' in style, also having many Edwardian features and a strong influence from the 'Arts and Crafts' movement.

It has been owned by our clients for 26 years and they have now decided to sell due to their desire to retire. Nevertheless, despite their lengthy tenure at the property, the premises have been maintained extremely well and indeed, over recent years, there has been considerable reinvestment in the property with a notable refurbishment taking place in 2019 and 2022.

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



Trade Areas

RECEPTION HALLWAY with desk providing access to both principal trading areas. MAIN BAR with heavily beamed ceiling, carpeted floor, quarry tiled bar walk and feature open Victorian fireplace with cast iron back fitting. Traditional fixed and loose seating for 30 or so customers. Fully equipped BAR SERVERY with panelled counter and display back fitting. Behind the servery is ON LEVEL BEER CELLAR. Also off the inner hallway are a set of Ladies' and Gentlemen's Toilets.

Also off the reception hallway is the LOUNGE BAR/RESTAURANT. The room has part boarded and part carpeted floor and its own fully equipped BAR SERVERY which has panelled frontage. The room is split into two sections having a RECEPTION LOUNGE AREA with leather bound sofas and chairs for up to 12 guests.

The rest of the room has Regency dining chairs to assorted tables able to cater when fully furnished for up to 40 diners with lounge area. There is double glazed door access to front and rear from this main restaurant area.

There is a large and comprehensively equipped CATERING KITCHEN with full selection of stainless steel catering effects and work surfaces, the room measures approximately 9m x 7m. The walls are stainless steel clad and there is nonslip flooring. There is also a large 'walk in' FREEZER ROOM and a separate WASH UP AREA.

Located at ground floor but with separate external entrance is the former manager's accommodation which is currently utilised purely for storage. It consists of a DOUBLE BEDROOM and EN SUITE SHOWER ROOM.

Owners' Accommodation

We are advised that there is a very large loft space which, subject to planning, could be utilised for the creation of separate owners' accommodation.





Letting Accommodation

Located at first floor there are 7 LETTING BEDROOMS AND FAMILY SUITE, ALL DOUBLE, TWIN OR FAMILY SIZED ROOMS. Each room is decorated to a high standard having full bedroom suite, coffee making facilities and television. Each BATHROOM has been recently refurnished. LETTING BEDROOM 2 is actually a suite incorporating two of the bedrooms and currently let as one.

External

The hotel stands in a very good sized plot of 0.7 of an acre. To the front of the property is lined tarmacadamed space for 6 vehicles as well as seating for customers. During the summer months, some of the garden is extended over the car parking areas providing further garden facilities. There is a SIDE CAR PARK with lined spaces for 10 vehicles and then a ramp to a hardstanding 'overflow' CAR PARK with space for up to another 20 vehicles.

The Business

Trading accounts for the year ended 30th November 2024 are expected to show takings net of VAT of £292,871. This trade is split 37% food sales, 39% from the accommodation and 24% from wet sales, showing a gross profit of £74,000. It should be noted that our clients close the hotel for almost the complete month of January, as well as one week in November. Bookings for Monday evenings are not accepted and the trading facilities are not open all day, indeed they are also closed on Monday, Tuesday and Wednesday lunchtimes, despite the undoubted potential given its main road and tourist location to operate during the day as a tea rooms/café.

Development Possibility

Plans have been drafted and submitted to the Planning Department for the conversion of the current restaurant into two self contained apartments, both having two en suite bedrooms and open plan kitchen, lounge and diner. Our clients have been advised there is no requirement for planning consent as it is a conversion of an existing area, although all the relevant Building Regulation Consents will need to be obtained.







Tenure & Price

FREEHOLD £570,000 to include fixtures, fittings and goodwill. 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

Further information regarding the hotel can be obtained by viewing our clients' website at:- www.thewyevalleyhotel.co.uk

Licences

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 11.00 am and 12 midnight Monday to Saturday and between the hours of 12 noon and 12 midnight on Sunday.

Services

Mains water, electricity and drainage are connected

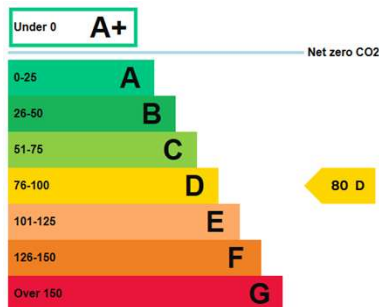
LPG gas for cooking

Oil fired central heating

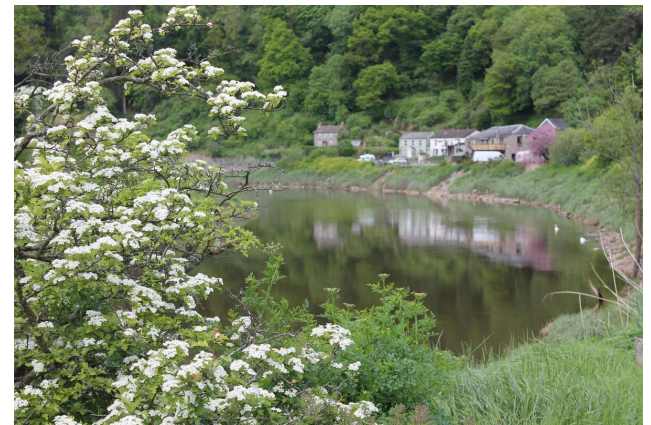
Automatic watering system for the floral displays

Rateable Value: £19,000 from 1st April 2026

Local Authority: Monmouthshire County Council – 01633 644644



Certificate 2818-3021-0705-0100-8805





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.

www.sidneyphillips.co.uk

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken. Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA. Registered in England and Wales: No. 2362635.