



Balance Inn

Luston, Leominster, Herefordshire, HR6 0EB

Freehold £270,000

- Character beamed pub & restaurant
- Three section bar & restaurant facilities
- Conservatory bar/restaurant
- Separate function room/games room
- Four bedroom owners accommodation
- Good gardens and car parking

Ref: 87463

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LOCATION

The sought after residential village of Luston stands a few miles north of the market town of Leominster and 9 miles south of the renowned culinary town of Ludlow. Luston is one of the most popular and sought after residential locations within this part of Herefordshire commanding some of its highest property values on the well known "Black & White" village trail.

The Balance Inn is located at the very heart of the village surrounded by residential properties. It stands elevated above the road and in a good size plot. There are five separate trading areas all conveniently integrated with good service rooms. At first floor there is spacious four bedroom owners accommodation.

TRADE AREAS

GROUND FLOOR

The main trading areas are split into four sections, although there is a further fifth room utilised as a Games or Function Room. The three interconnecting bar areas are all of traditional style and character with beamed ceiling, carpeted floor, traditional seating and two open fireplaces. To the front is an area utilized principally as a RESTAURANT/DINING ROOM which has assorted seating and tables for 22/24 diners and counter from CENTRAL BAR SERVERY. The central section is a GENERAL LOCALS BAR, with carpeted floor, high stools to servery area and two drinking shelves. Again counter from central bar servery as previously referred to. Steps up into a LOUNGE/SNUG with feature stone fireplace with keystone arch, assorted seating for 12 customers. Serving hatch to the central bar servery. These three areas lead onto the CONSERVATORY, which is a good size room and has direct access onto the trade garden with seating for 30 or so customers, but standing space for more. It has stone tiled floor and open aspect into the central locals bar area as well as double door access onto the trade garden.

To the rear of the trading areas is the FUNCTION ROOM which had previously been the restaurant and is currently utilized as more of a games room. It has boarded floor, feature vaulted and beamed ceiling. Large open inglenook fireplace with beamed lintel and cast iron solid fuel burner installed. The room has its own BAR SERVERY, although this is not currently equipped. There is a pool table and darts area. Our clients have considered the possibility of converting this room and possibly the kitchen housed in the rear wing into letting accommodation reinstating the catering kitchen in its former location.

Conveniently located off the Inner Hallway with access from all the bar areas is a set of LADIES and GENTLEMEN'S TOILETS.

CATERING KITCHEN of good size having quarry tiled floor, fully sealed walls, four section galvanized

extraction canopy and comprehensive selection of stainless steel catering effects and work surfaces. With convenient access is a rear compound off which are timber outbuildings.

There is a second catering kitchen not currently equipped but is now two interconnecting rooms, one is used as a GENERAL STORE and one is used as a LAUNDRY ROOM/WASH-UP AREA.

BASEMENT

BEER CELLAR which has delivery access from the front of the premises.

OWNERS ACCOMMODATION

FIRST FLOOR

OWNERS ACCOMMODATION which has good size facilities and is arranged as follows:

LARGE DOMESTIC LOUNGE with fireplace. BEDROOM 1, double. BATHROOM with suite of wash hand basin, WC and bath. BEDROOM 2, double. DOMESTIC KITCHEN/DINING ROOM with fitted kitchen units and sufficient space for small dining table. Fireplace with antique brick back fitting and cast iron stove installed (not in use) FAMILY SHOWER ROOM/WET ROOM. BEDROOM 3, a small double/single. BEDROOM 4, single size.

EXTERNAL

The Balance has the benefit of an excellent TRADE GARDEN conveniently located to the conservatory area, it being lawned and patioed and having picnic style bench seats for approaching 40 customers. There is a large gravelled CAR PARKING AREA with space for over 20 vehicles.

THE BUSINESS

The property was acquired by our clients in 2016 when it was closed. We are advised that accounts for the year ended March 2020 will show takings net of VAT of approximately £150,000. This trade split 70% wet sales and 30% food sales. Prospective purchasers will see the undoubted scope for developing the catering side of the business further and as previously referred to there is also the option of the creation of letting accommodation.

This is a very well presented pub and restaurant with considerable unexploited potential in the hands of enthusiastic caterers.



TENURE & PRICE

FREEHOLD £ 270,000 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.

LICENCE

A Premises Licence is held for the supply of alcohol between the hours of 11:00 and 23:00 seven days a week.

SERVICES

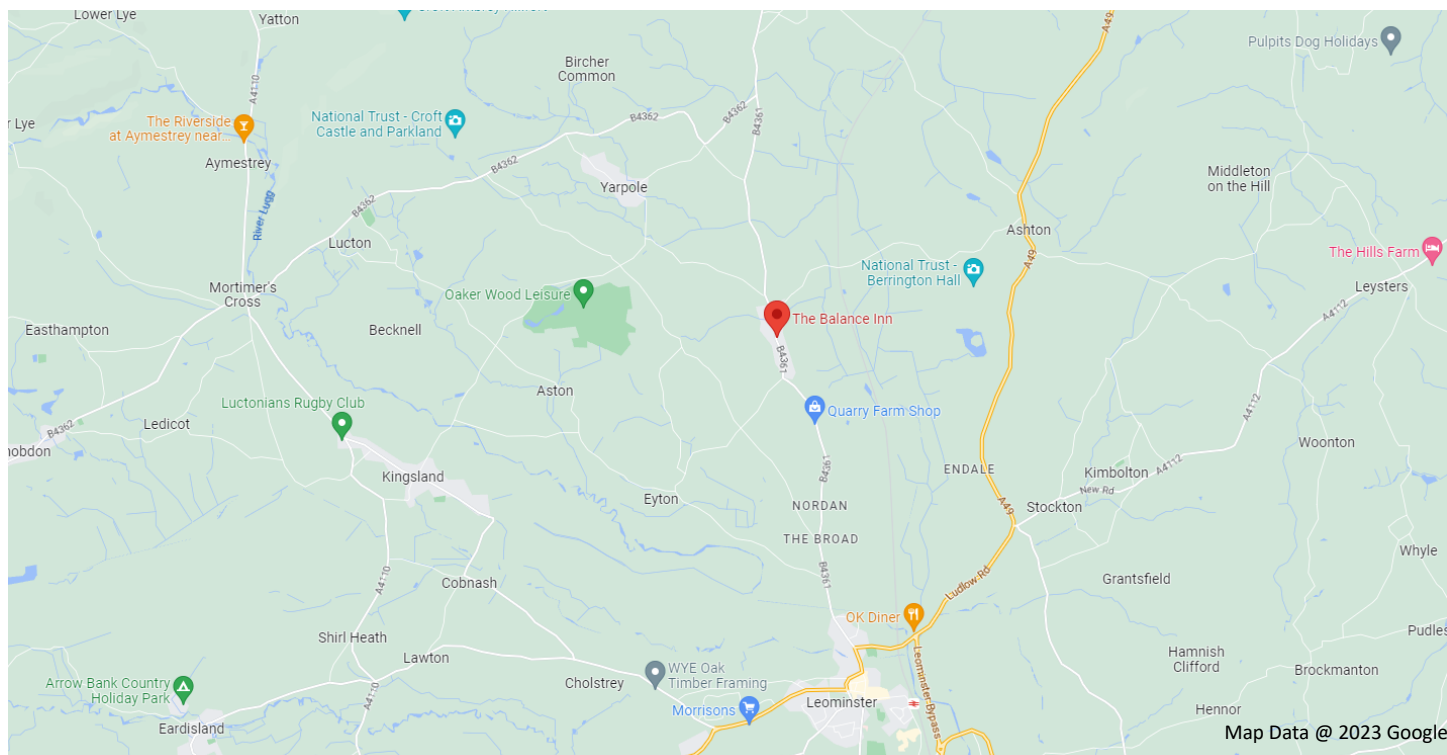
Mains electricity, water and drainage. LPG gas tank (subterranean). Gas fired central heating.

LOCAL AUTHORITY

Herefordshire Council
Plough Lane
Hereford
HR4 0LE

Telephone: 01432 260000

Rateable Value: £3,650



EPC Reference: N/A

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.

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