



The Rose & Crown

14 Broad Street, Hay-on-Wye, Hereford, Herefordshire, HR3 5DB

Tenure: Freehold

Price: £350,000

Ref: 91446

SP **Sidney
Phillips**
Leisure & Hospitality Specialists

Key Features

- Historic, 17th century town centre freehouse
- Three character trading areas providing lounge, bar and restaurant
 - 2/3 former letting bedrooms
- Owners' suite and additional accommodation
 - Currently closed
- In same owners' hands for 33 years



Location

The market town of Hay on Wye is considered the literary capital of the British Isles, renowned for its annual arts festival. Hay on Wye lies on the southeast bank of the River Wye and stands on the Wales/Herefordshire border. It is also within the Brecon Beacons National Park, just north of the Black Mountains.

Hay on Wye, known as 'The Town of Books' is a patchwork of interwoven narrow streets with many bookshops, boutiques, antique shops, pubs, restaurants and hotels located therein.

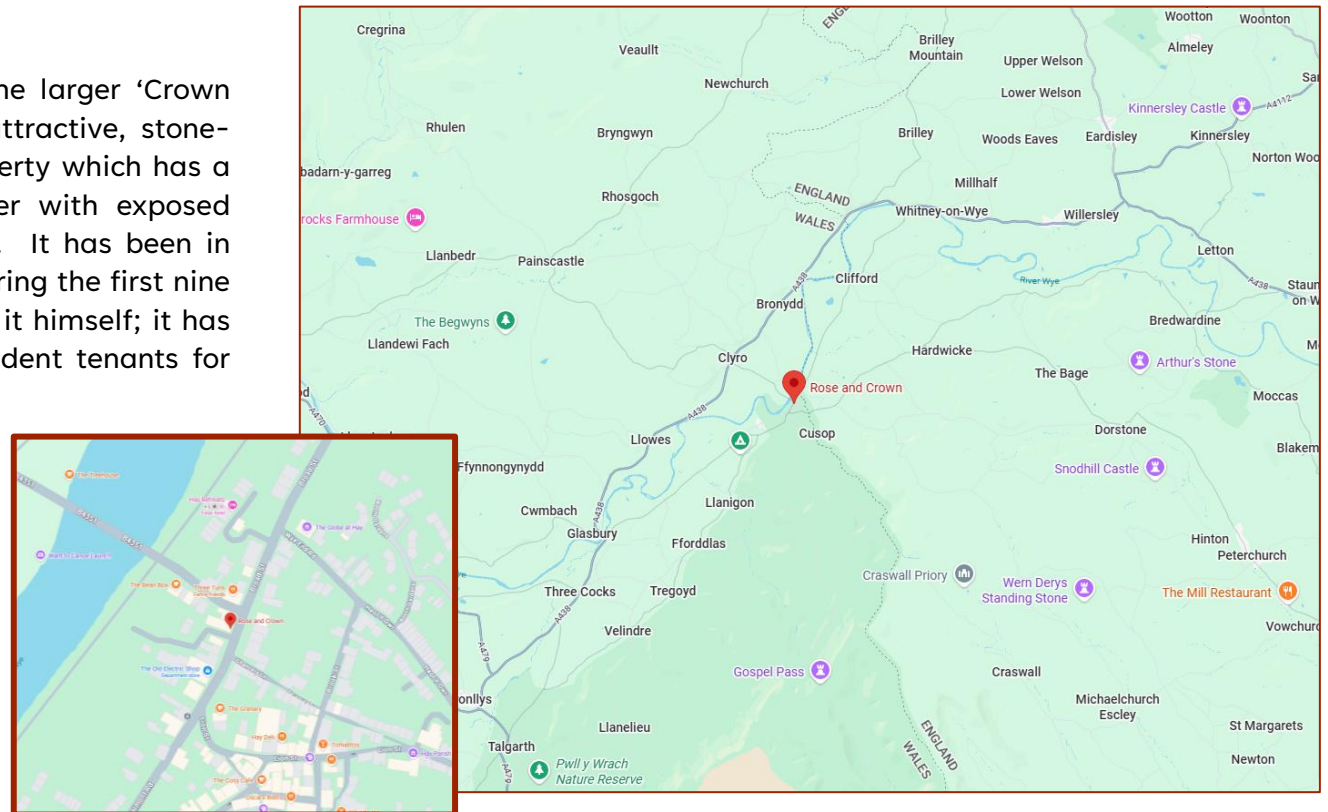
The Rose & Crown (formerly part of the larger 'Crown Hotel' which no longer exists), is an attractive, stone-built, 17th century, Grade II listed property which has a wealth of period charm and character with exposed stone, and beamed walls and ceilings. It has been in the same owners' hands since 1993. During the first nine years of ownership, our client operated it himself; it has then subsequently been let to independent tenants for over 20 plus years.

The Property

The property offers three character trading areas providing lounge, bar and restaurant, catering kitchen, 2/3 former letting bedrooms, an owners' suite and additional accommodation.

The accommodation is in need of investment, and the trading areas do require refurbishment. Nevertheless, this is a great opportunity to buy a competitively priced, substantial historic building in the heart of this renowned town.

The property is briefly described as follows:



Trade Areas

There are three trading areas at the ground floor: the MAIN BAR with fully equipped bar server having stripped, pine panelled frontage, an open fireplace and assorted seating. The LOUNGE BAR/RESTAURANT has a wealth of period charm and character with beamed walls and ceiling, counter from bar server, and seating for approximately 54 customers/diners. A GAMES ROOM (5m x 6m) is located to the rear with feature mullion stone fireplace. In the past, this has been utilised as a restaurant, but more recently it houses a pool table and darts throw.

LADIES' and GENTLEMAN'S CUSTOMER TOILETS.

BASEMENT with two section beer cellar and delivery access from the rear.

The first and second floors are split into three designated areas: historically, there were 2/3 letting bedrooms with a residents' bathroom. This has been reconfigured and two of these rooms now interconnect, and the former bathroom is now an en suite to another bedroom but is not furnished.

Also at first floor is the former accommodation which comprises LOUNGE, KITCHEN, and DOUBLE BEDROOM with EN SUITE SHOWER ROOM. Staircase to mezzanine level with small CONSERVATORY AREA previously utilised as an additional reception room.

On the second floor, off a separate staircase, are COMMERCIAL FACILITIES to include a large CATERING KITCHEN with nonslip floor and galvanised extraction canopy, dumbwaiter access to the ground floor trading areas, and a selection of catering items and equipment. Also at second floor is a good size OFFICE with EN SUITE/STAFF BATHROOM.



External

To the rear of the property is a raised and covered decked area with fixed seating.

When the old Crown Hotel was split up into smaller properties, The Rose & Crown was granted rights in perpetuity to six spaces in the rear car park.

The Business

As previously stated, the property has been let to independent tenants over 20 years therefore our client (the freeholder) has no access to trading information. Prospective purchasers will need to reach their own conclusions as to the trading profitability which can be enjoyed at this outlet.

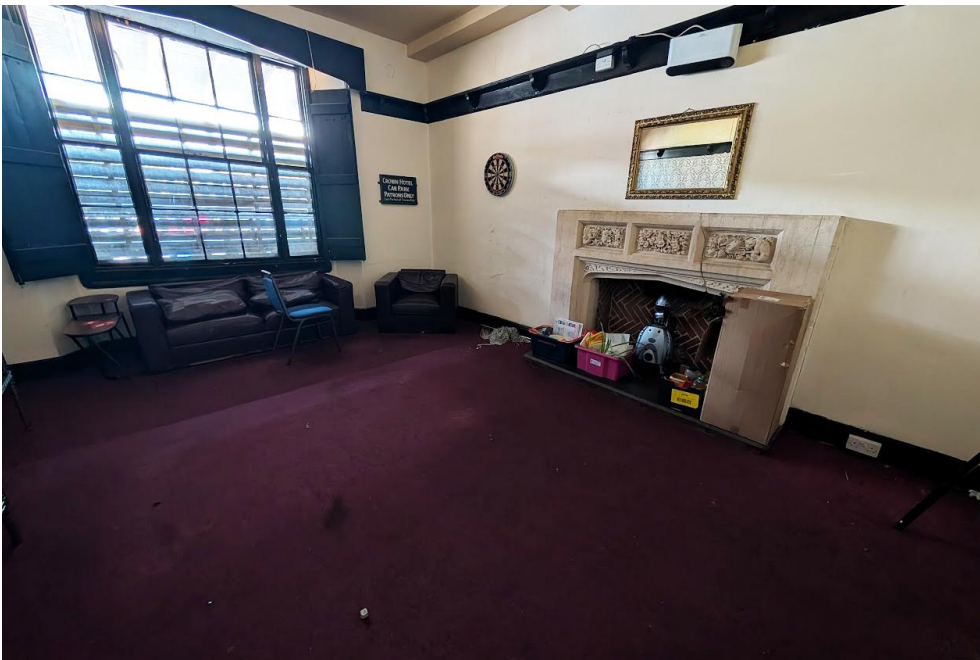
Tenure & Price

FREEHOLD £350,000 to include any 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 permitting the retail of alcohol:

Sunday to Thursday: 10:00 - 00:30

Friday and Saturday: 10:00 - 01:30

Services

All mains services are connected.

Rateable Value: £11,200 from 01 April 2026.

Local Authority: Powys County Council.





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

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Utility Helpline

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