



The Crown

Whitchurch, Ross-on-Wye, Herefordshire HR9 6DB

Freehold £450,000| Leasehold £18,500

- Prominently located mainroad Wye Valley Inn
- Lounge bar/restaurant (65)
- Public bar/games room
- Six en suite letting bedrooms
- Three bedroom owners accommodation
- Gardens
- Currently closed

Ref: 94764

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SP Sidney
Phillips



LOCATION

The Herefordshire village of Whitchurch is named after the Church of St Dubricius which was originally white in colour. It is located on the main A40 dual carriageway trunk route between the popular market towns of Ross on Wye and Monmouth and is located opposite the popular tourist destination of Symonds Yat which straddles the River Wye on the Herefordshire/Gloucestershire borders. The area attracts tourists and outdoor sports enthusiasts and especially canoeists and rock climbers. The Crown Inn being perfectly positioned to take advantage of these visitors.

The Crown Inn sits at the centre of the village of Whitchurch just off the main A40 and is a prominent property that is constructed in the main of stone and brick with render and colour washed elevations under a pantiled pitched roof. It has easy to operate trading areas along with letting accommodation above and owners flat.

TRADE AREAS

The principal trading areas are a two section LOUNGE BAR and RESTAURANT with wood sprung and parquet effect flooring throughout. The lounge bar area has beamed effect ceiling and fireplace with feature exposed stone chimney breast with sold fuel burner installed. This area can seat approximately 25 customers. Located adjacent to this area is a bar servery which has panelled frontage and mirror display back fitting. The room opens out into the RESTAURANT AREA which can seat 40+ customers to assorted tables and chairs. This area also has open fireplace with exposed stone chimney breast.

The former PUBLIC BAR/GAMES ROOM has a heavily beamed ceiling, flagged floor, central stone chimney with dual aspect log burner installed. Fully equipped bar servery. This room is not currently in use, but when furnished could comfortably seat 40+ customers.

On level BEER CELLAR.

LADIES' and GENTLEMEN'S TOILETS.

OWNERS ACCOMMODATION

The owners accommodation is also located at first floor and consists of THREE DOUBLE BEDROOMS, extremely large LOUNGE. KITCHEN and BATHROOM with suite of wash hand basin, WC and bath. There is a separate WC located off the landing.

Located at second floor on the eastern wing of the property are a run of storage rooms. Use of these rooms is to be retained by the freeholder for his own storage of furniture. (He specialises in furniture restoration).

LETTING ACCOMMODATION

There are six en suite letting bedrooms, all individually named as follows:

PUDDLEBROOK: a DOUBLE ROOM with EN SUITE SHOWER ROOM.

PENCRAIG: a FAMILY ROOM with EN SUITE SHOWER ROOM.

GOODRICH: a FAMILY ROOM with EN SUITE SHOWER ROOM.

GANAREW: a DOUBLE ROOM with EN SUITE SHOWER ROOM.

DOWARD: a KING SIZE ROOM with EN SUITE BATHROOM.

BIBLINS: a DOUBLE ROOM with EN SUITE SHOWER ROOM.

EXTERNAL

There is a patioed VERANDAH to the front of the property, partially covered. There is also a large patioed and lawned rear TRADE GARDEN which is enclosed and is a feature of the public house.

THE BUSINESS

The freeholder is a property investor who owns a number of public houses. He acquired the property some 13 years ago since when it has been operated by independent tenants although it is currently closed. We therefore have no access to trading figures.

LICENCE

The Premises Licence has lapsed.

SERVICES

Mains water, electricity and drainage are connected. LPG for cooking. Oil fired central heating.

Local Authority: Herefordshire Council, Council Offices, Plough Lane, Hereford HR4 0LE

Telephone: 01432 260000

Rateable Value as at 01 April 2023: £7,900



TENURE & PRICE

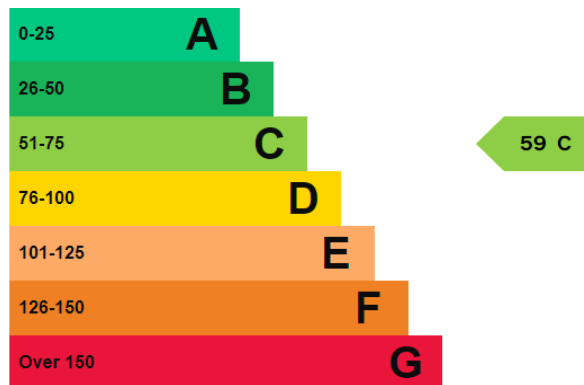
FREEHOLD £450,000 to include fixtures and fittings.

OR, ALTERNATIVELY

LEASEHOLD	£18,500 to include furniture, fixtures and fittings
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 3 months' rent in advance
RENT	£24,000 per annum, paid monthly in advance
RENT REVIEW	Every 3 years at open market rent or RPI whichever the greater
REPAIR LIABILITY	Part repairing and insuring lease agreement. This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free of all trade ties
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



No direct approach to be made to the business; please direct all communications through Sidney Phillips.



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