



Dog Inn

Ewyas Harold, Herefordshire, HR2 0EX

- Traditional Village Pub
- Sought After Herefordshire village
- Interconnecting Bars and Dining Room
- Excellent Owners Flat and Two Letting Rooms
- Operated on Part Time Basis to Suit Clients Requirements
- Private Free of Tie Lease

Leasehold | £57,500



LOCATION

The Dog Inn is a stone built semi detached property in a Georgian Style and enjoys a wealth of character. It holds a prominent location at the centre of Ewyas Harold which is a thriving West Herefordshire Village offering many services including a Post Office, General Store, Fish and Chip Shop, Butchers and another public house. The village holds a strategical location on the Herefordshire Welsh Borders just off the A465 trunk route and within easy motoring distance of the town of Abergavenny and the City of Hereford. It draws a number of visitors from the surrounding rural area due its number of services within the village.

The Dog Inn is quintessential village pub which provides wet sales only to the local and surrounding population, with a number of tourists visiting the village. Since our clients occupation they have operated the business on limited hours only opening at 3.00 pm throughout the week with no food offering. There is undoubted scope for new owners to operate the business in a slightly different manner to suit their requirements.

PROPERTY

GROUND FLOOR

Entrance Vestibule leading to Public Bar with tiled and carpeted floor, having exposed beamed ceiling and feature fireplace with a dual fuel coal and woodburner. A mixture of fixed bench and loose seating for approximately 30 customers with wood panel fronted bar counter. Arch to Games Area with carpeted floor, pool table and lights over, dart board. Access to Ladies, Gentlemen's and Disabled Toilet. Dining Room being tastefully decorated with carpeted floor and exposed beamed ceiling. Tables and chairs for approximately 24.

Catering Kitchen with a selection of commercial and domestic catering effects.

FIRST FLOOR

Private Accommodation which is appointed to a very good standard throughout having Large Lounge. Two large Double Bedrooms. Kitchen with fitted units and Dining Room off. Large Family Bathroom. Door from kitchen to first floor 'L shaped Private Terrace.

SECOND FLOOR

Currently being utilised as Letting Accommodation having Large Triple Room and Single Room. Large Shower Room to the centre shared by both letting rooms.

THE BUSINESS

The business trades as a traditional village pub to the village and surrounding community. It enjoys constant year round trade with a great deal of repeat business and supports a darts team and two

pool teams. It provides wet only trade with no food offering. Our clients have chosen to operate it on restricted hours opening at 3.00 pm every day. There is undoubted scope for new owners to increase the trading hours and introduce a limited food offering.

Our clients accounts for the financial year ending 28 February 2019 show sales of £131,165 working on a gross profit of some 52%.

TENURE & PRICE

The premises are held on a 40 year free of tie lease that began in 2017. It is held on a full repair and insuring basis with a current rent of £26,200 per annum. Rent reviews take place every five years throughout the term with the next in 2022. It is free of tie.

LEASEHOLD £57,500 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.



LICENCE

A Premises Licence is held for the supply of alcohol between the hours of 10.00 am until midnight Monday to Thursday, 10.00 am until 1.00 am Friday and Saturday, and 10.00 am until 11.00 pm Sunday. There is an additional 30 minutes drinking up time.

SERVICES

Mains water, electric and drainage. Oil fired central heating.

