



Nags Head

Peterchurch, Herefordshire. HR2 0SJ

Tenure: Freehold

Price: £325,000

Ref 91641

:

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Well established village pub
- Hugely profitable business
- Character cottage style property
- Edge of busy West Herefordshire village
- Three bedroom private accommodation
- Large garden and parking

Location

The Nags Head is located on the western outskirts of the village of Peterchurch which is approximately 10 miles equidistant between the city of Hereford and the market town of Hay-on-Wye, being famed for its book shops and festival.

It is a sought-after village within the beautiful Golden Valley with outstanding views of the Black Mountains.

Peterchurch has a population of approximately 1,000 but is a small commercial hub, having a post office, restaurant, two public houses and the acclaimed Fairfield High School. It sits astride the B4348 which provides easy access to Herefordshire and Powys.

The property stands detached and appears to be constructed mainly of stone and brick with rendered and colourwashed elevations under a slate roof to the main building.

It offers two ground floor trade rooms with ancillary areas and a flat above. It also has the benefit of a large trade garden and pétanque pitch, with tarmacadem car park and additional seating immediately to the front entrance.

The Nags Head has long been established as a traditional village pub, serving the village of Peterchurch and surrounding area.



Trade Areas

Front entrance leading to PUBLIC BAR of considerable character seating 20. Quarry tile floor and part wood panelled walls. Feature open fireplace. Servery with mirrored back bar fitting.

DINING ROOM seating 20. Quarry tile and part wood panelled walls. CATERING KITCHEN, being well equipped with commercial catering effects and equipment. Ladies' and Gentlemen's TOILETS. On level CELLAR.

Owners Accommodation

Ground floor: KITCHEN and LOUNGE. CONSERVATORY.

First floor: three BEDROOMS and BATHROOM.

External

Immediately to the front of the property is a small, enclosed SEATING AREA with SMOKING SOLUTION for 8. To the side is the large TRADE GARDEN with seating for approximately 24 and pétanque pitch.

Tarmacadam CAR PARK for approximately 20. Rear, enclosed PRIVATE GARDEN.

The Business

The business is a well-established, traditional village pub offering food and wet sales. It trades between the hours of 11:00-15:00, reopening 17:00-23:00 on Mondays to Fridays. 11:00-23:00 on Saturday and 12:00-22:00 on Sunday.

Food is offered between the hours of 12:00-14:00 Monday – Saturday and 12:00-16:00 on Sunday. The business currently supports a pétanque team.

Our client's accounts for the financial year ending March 2025 show sales exclusive of VAT of approximately £195,967 with a net profit £85,520.

Trade is split approximately 60% wet sales to 40% catering.



Tenure & Price

FREEHOLD £325,000 to include goodwill, 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.

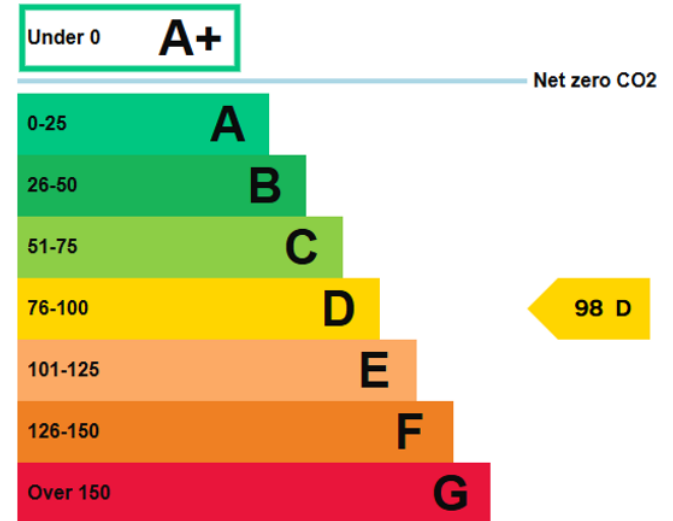
Licences

A full Premises Licence is held.

Services

Mains electricity and drainage are connected. Water is supplied through Peterchurch Water Supply Society. Oil fired central heating.

Local Authority: Herefordshire 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

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.