



Castle Lodge Hotel

Wilton, Ross-on-Wye, Herefordshire, HR9 6AD

Tenure: Freehold

Price: £850,000

Ref: 95968

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Attractive Georgian Hotel
- Restaurant, bar and function room
- Ten en suite letting bedrooms
- Gardens and car parking
- Located adjacent to main dual carriageway
- For sale after 16 years in same ownership

Location

Ross-on-Wye is located on the Herefordshire/Gloucestershire/Monmouthshire border. It has often been described as 'Little Switzerland' as when viewed from the A40 trunk route and given its hillside location, its tall towers and spires of the Georgian buildings and churches appear to grow out of the hillside like an Alpine community.

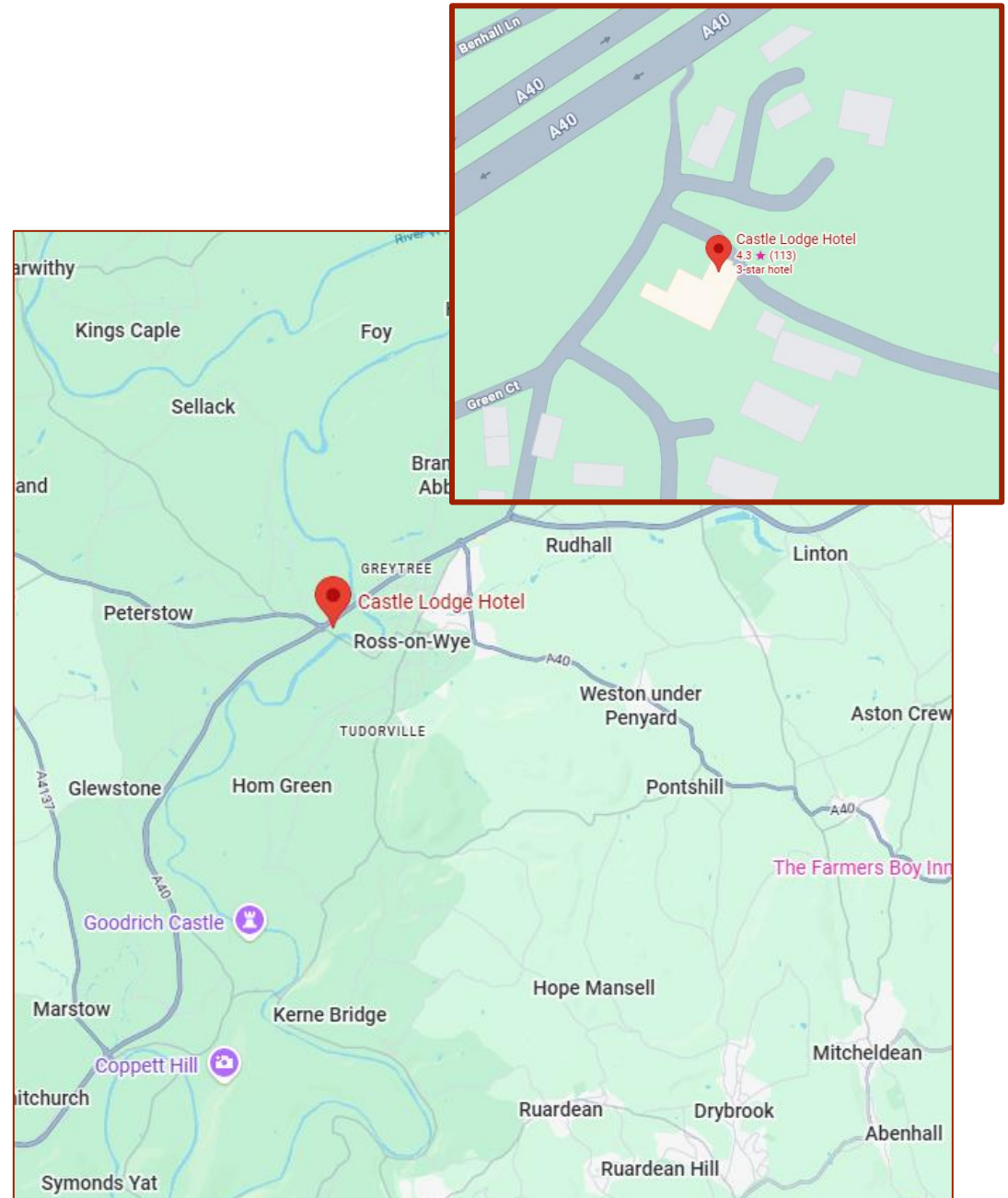
Ross-on-Wye has become an increasingly popular residential location due to its strategic position at the intersection of the M50, A40 and A49 routes which provide excellent transport links to South Wales, the Midlands, the M5 and of course Cheltenham and Gloucester.

The Property

Where the trunk routes of the A40 and the A49 meet is a well known roundabout, the Wilton roundabout, off which is the subject property, The Castle Lodge Hotel, visible from the dual carriageway. It is an elegant Georgian building dating back to the 18th century which is surprisingly not listed.

It has been much improved during our clients' period of ownership and provides bar, restaurant and lounge facilities as well as ten quality en suite letting bedrooms.

The property, which must be viewed to be appreciated, is for sale after 16 years in the same owners' hands and is briefly described as follows:



Trade Areas

GROUND FLOOR

TRADE RECEPTION AREAS consist of stunning two section ENTRANCE HALLWAY with tiled Minton flooring leading into an inner RECEPTION off which is the Hotel's check-in desk.

Either side of the hallway is a RESIDENTS LOUNGE and a BREAKFAST ROOM. The resident's lounge is currently used for domestic purposes but is accessed from the hallway via glazed double French doors and also has a feature fireplace. The breakfast room is currently utilised more as a private dining room and has boarded floor throughout and feature fireplace. This room is able to seat up to 20 diners.

There is a two-section BAR which is in the oldest part of the property having a heavily beamed ceiling and exposed stone walls. The main LOUNGE BAR AREA has a fully equipped SERVERY, carpeted floor and has traditional loose seating for 14 or so customers. The lower section has boarded floor and dining tables for 8 or so diners. This area is able to work in conjunction with the restaurant as there is double door access to the same. This lower DINING AREA has a feature fireplace with exposed stone chimney breast and a cast iron log burner. Offset the bar is a set of LADIES' and GENTLEMEN'S TOILETS.

The main RESTAURANT/FUNCTION ROOM is 7m x 30m and when fully furnished can seat up to 60 customers. It has patio doors offering direct access into the garden.

There are also four SERVICE ROOMS on the ground floor consisting of a large WASH-UP AREA/SECOND KITCHEN which is immediately to the rear of the servery. Adjacent is a large LAUNDRY ROOM and the main CATERING KITCHEN which is a good size with tiled floor throughout and a good selection of stainless steel catering effects and work surfaces and its own walk-in COLD ROOM.

Also at ground floor is a spacious OFFICE.





Owners' Accommodation

At first floor is an additional large DOUBLE EN SUITE BEDROOM utilised by our clients.

Letting Accommodation

This is arranged across the first and second floors. Each bedroom has en suite facilities, full bedroom suites and TVs, and are appointed to a high standard. Most have recently been refurbished and have refitted bathrooms. They are arranged as follows:

FIRST FLOOR:

BEDROOM 1: a DOUBLE ROOM with EN SUITE SHOWER ROOM.

BEDROOM 2: a DOUBLE ROOM with EN SUITE SHOWER ROOM.

BEDROOM 3: a TWIN ROOM with EN SUITE SHOWER ROOM.

BEDROOM 4: a KING SIZE ROOM with EN SUITE SHOWER ROOM.

BEDROOM 5: a FAMILY ROOM with double and single bed with EN SUITE SHOWER ROOM.

BEDROOM 6: a FAMILY ROOM with double and single bed with EN SUITE SHOWER ROOM.

SECOND FLOOR:

BEDROOM 7: a DOUBLE ROOM with EN SUITE BATHROOM featuring a bath with shower over.

BEDROOM 8: a DOUBLE ROOM with EN SUITE BATHROOM featuring a bath with shower over.

BEDROOM 9: a DOUBLE ROOM with EN SUITE BATHROOM.

BEDROOM 10: a SINGLE ROOM with EN SUITE BATHROOM featuring a bath with shower over.



External

To the side and front of the property is a lawned and patioed GARDEN AREA which, as previously described, has direct access from the main restaurant. To the front is a lined tarmacadamed CAR PARK with space for 15 vehicles.

To the rear are two separate, enclosed SERVICE COMPOUNDS, one housing a good size timber built WORKSHOP/STORE SHED.

The Business

Our clients have owned The Castle Lodge Hotel for 16 years but since Covid, have not been opening to non-residents. Historically, the restaurant and function facilities have been busy and popular with the surrounding community and indeed the restaurant/function room is one of the largest of its type in the area.

The management accounts for the year ended 31st July 2024 show takings net of VAT of £142,388 with an 86% gross profit achieved and a net profit certified at £64,440. However, prospective purchasers will see the undoubted scope for developing this trade further with full promotion of the bar, restaurant and function facilities.

Services

Mains electricity, water and drainage are connected.

LPG tank.

Gas fired central heating.

Rateable Value: £7,750 as at 1st April 2026

Local Authority: Herefordshire Council – 01432 260000



Tenure & Price

FREEHOLD £850,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

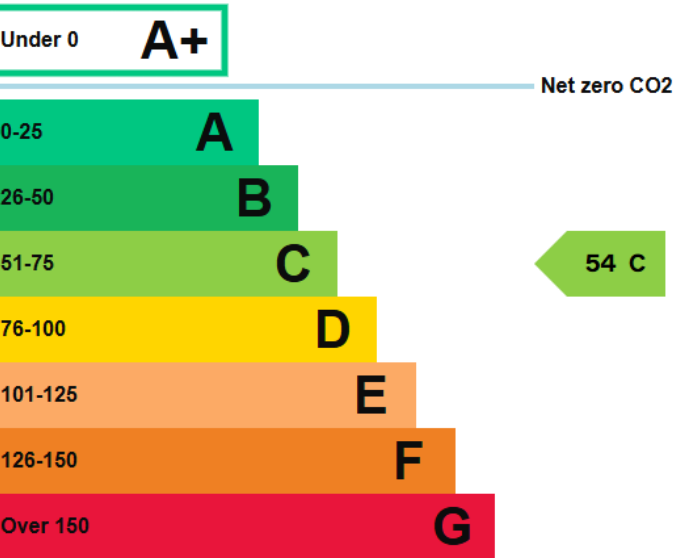
No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Licences

Under the terms of the Premises Licence, the business is permitted to retail alcohol to non-residents between the hours of 11:00 —23:00.

There are no restrictions on retailing alcohol to residents.



Certificate 4372-7753-7691-5722-1406









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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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.