



The Bull Ring Inn

Kingstone, Herefordshire, HR2 9HE

Tenure: Freehold

Price: £365,000

Ref: 96224

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Two/three character bars
- Three bedroom owners' accommodation
- Trade gardens and car parking
- Set in 0.66 of an acre
- Offers development potential (STPP)
- T/O £212,000 pa net of VAT with huge scope

Location

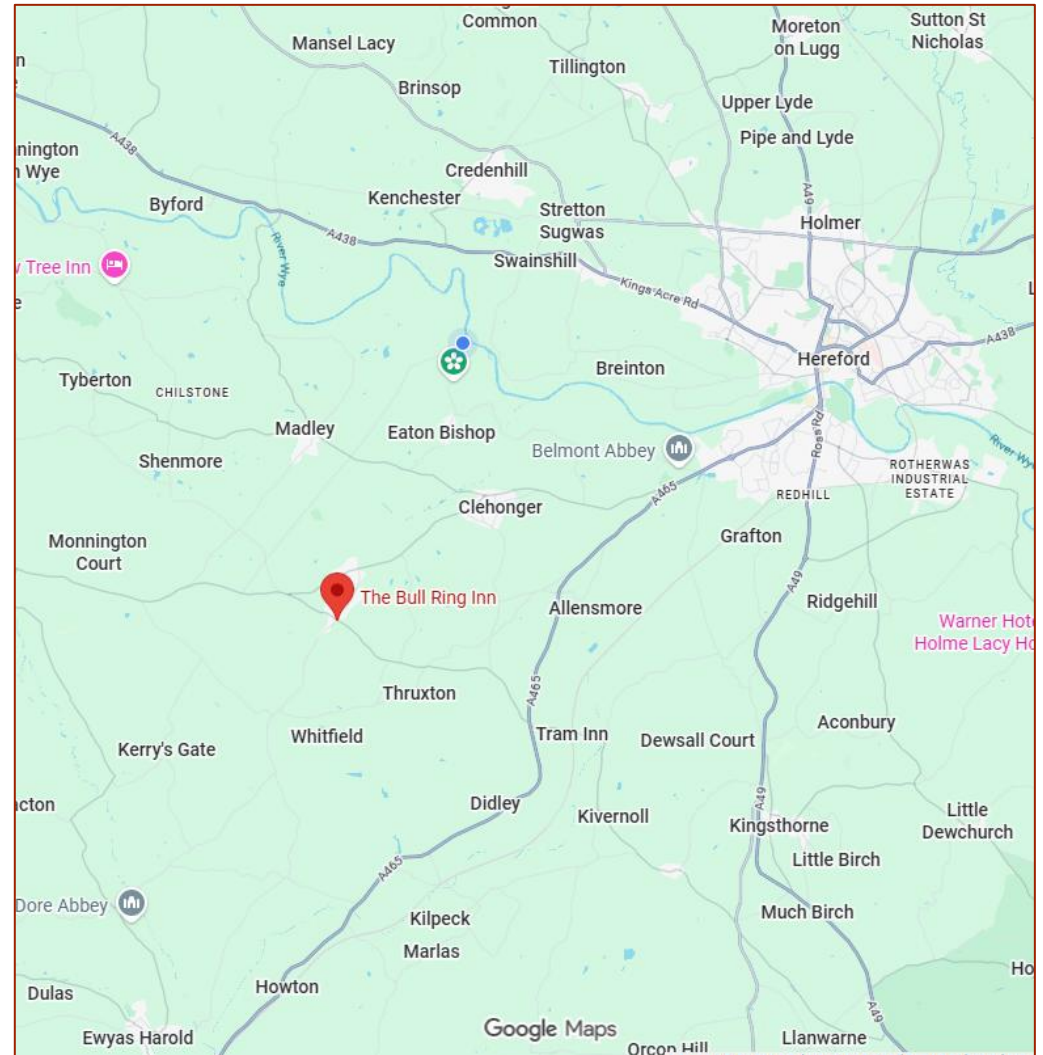
The village of Kingstone nestles in the Golden Valley in the rural county of Herefordshire. It is approximately 6 miles south-west of Hereford City Centre, 3 miles west of the A465 Hereford to Abergavenny trunk route and is located on the B4348 which is the route to Hay-on-Wye and Breconshire and Mid Wales beyond.

Kingstone is one of Herefordshire's largest villages with a population of 1,400 at the 2011 census. This population will have increased notably in the interim due to new housing developments. It has a number of amenities including both primary and secondary schools, village church, Shop and Post Office and a Doctor's surgery. The Bull Ring stands in a prominent elevated corner position facing the main B4348.

The Property

The property is a centuries old building which is surprisingly not listed, and whilst the external elevations are rendered there are many exposed period features internally with numerous beamed ceilings, stone fireplaces etc. It had traditionally been three separate trading rooms, but two main trading areas have now been opened out to form one larger space with a separate dining room/restaurant off. The first floor provides spacious accommodation and with the property being set in two thirds of an acre, it has extensive external areas including trade gardens, car parking and lawned facilities.

The property is briefly described as follows:



Trade Areas

Two main trading areas being two interconnecting bars opened up over recent years to provide a spacious trading area able to seat 40+ customers seated but could cater for considerably more. Throughout there is a heavily beamed ceiling and the room has part carpeted and part wood sprung floor and two separate open fireplaces both with cast iron solid fuel burners installed. The room wraps around a central BAR SERVERY which has two separate counters, panelled frontage and a mirror display back fitting. Off these bar areas is a RESTAURANT with feature bay window, carpeted floor, fireplace with antique brick mantelpiece and cast iron solid fuel burner installed. Again, the room has a heavily beamed ceiling and is currently arranged for 24 diners.

To the rear of the bar area is a large WASH UP AREA/UTILITY ROOM which at one time had been the pub's kitchen. The main CATERING KITCHEN is now located to the side of the main bar area and is of a good size with fully UPVC panelled walls, Altro nonslip flooring and a six-section canopy extraction. There is a comprehensive selection of catering effects and work surfaces. FREEZER ROOM/DRY STORE adjacent as well as a WASH UP AREA with potato rumbler etc.

Set off the inner hallway is a set of LADIES' and GENTLEMEN'S CUSTOMER TOILETS.

Basement: BEER CELLAR with delivery access from the traditional front of the building.

Owners' Accommodation

FIRST FLOOR

An extensive run of owners' accommodation which is arranged as follows:



First floor continued

Domestic KITCHEN with fitted units, direct access into the main LOUNGE which is a good size room with sufficient space for a dining area. The room has a beamed ceiling and feature exposed stone chimney breast. THREE DOUBLE BEDROOMS. Family BATHROOM which has recently been refurbished and has a modern suite of wash hand basin, WC, bath and shower and fully tiled walls throughout.

Staircase access to second floor

SECOND FLOOR:

Large LOFT AREA which has some natural light and could suit conversion, subject to planning permission etc.

External

External areas are in three sections. On the western side of the property is a forecourt area on which there are picnic style bench seats for customer use and a SERVICE COMPOUND adjacent to the kitchen

A second area to the rear of the property is a large tarmacadam CAR PARK with space for 22 - 24 vehicles and a lawned and gravel section with access to what is the principal entrance to the pub and provides external seating for 40+ customers but could seat up to 100 when fully furnished.

Beyond the car park is a triangular area of land which is laid to lawn.





The Business

Our clients have operated the business since October 2019 and have re-established The Bull Ring as a very popular community pub. Whilst operating relatively limited trading hours (Monday to Thursday: 15:00 - 20:00 and Friday and Saturday: 12:00 to 23:00 and Sunday 12:00 - 20:00) the accounts for the year ended 31st March 2025 show a very healthy level of turnover of £211,797 net of VAT.

It should be noted that despite having excellent catering facilities and a good seated capacity including a separate dining room, no food sales are provided, and prospective purchasers will undoubtedly look to exploit the potential revenue from this area.







Tenure & Price

FREEHOLD £365,000 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 Premises Licence is held permitting the retail of alcohol:

Sunday to Friday: 10:00 – 00:00

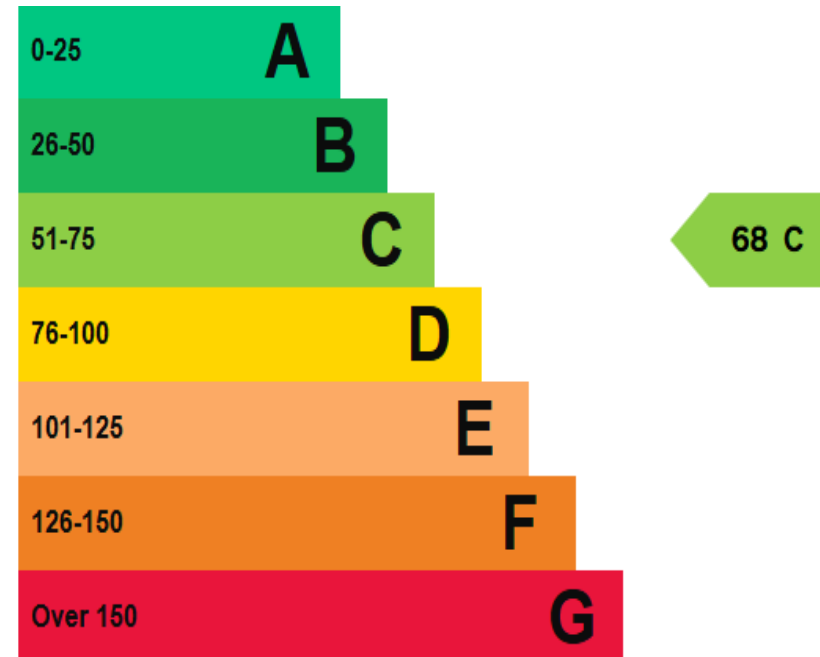
Saturday: 10:00 – 01:00

Services

All mains services are connected. The property has the benefit of gas fired central heating.

Rateable Value: £3,850 rising to £10,800 from 1st April 2026

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.