



The Bateman Arms

- Prominent village pub restaurant & rooms
- Characterful building and original features
- Six ensuite B&B rooms
- Four bedroom owner's accommodation
- Good sized beer garden
- Grade II listed. Energy rating C

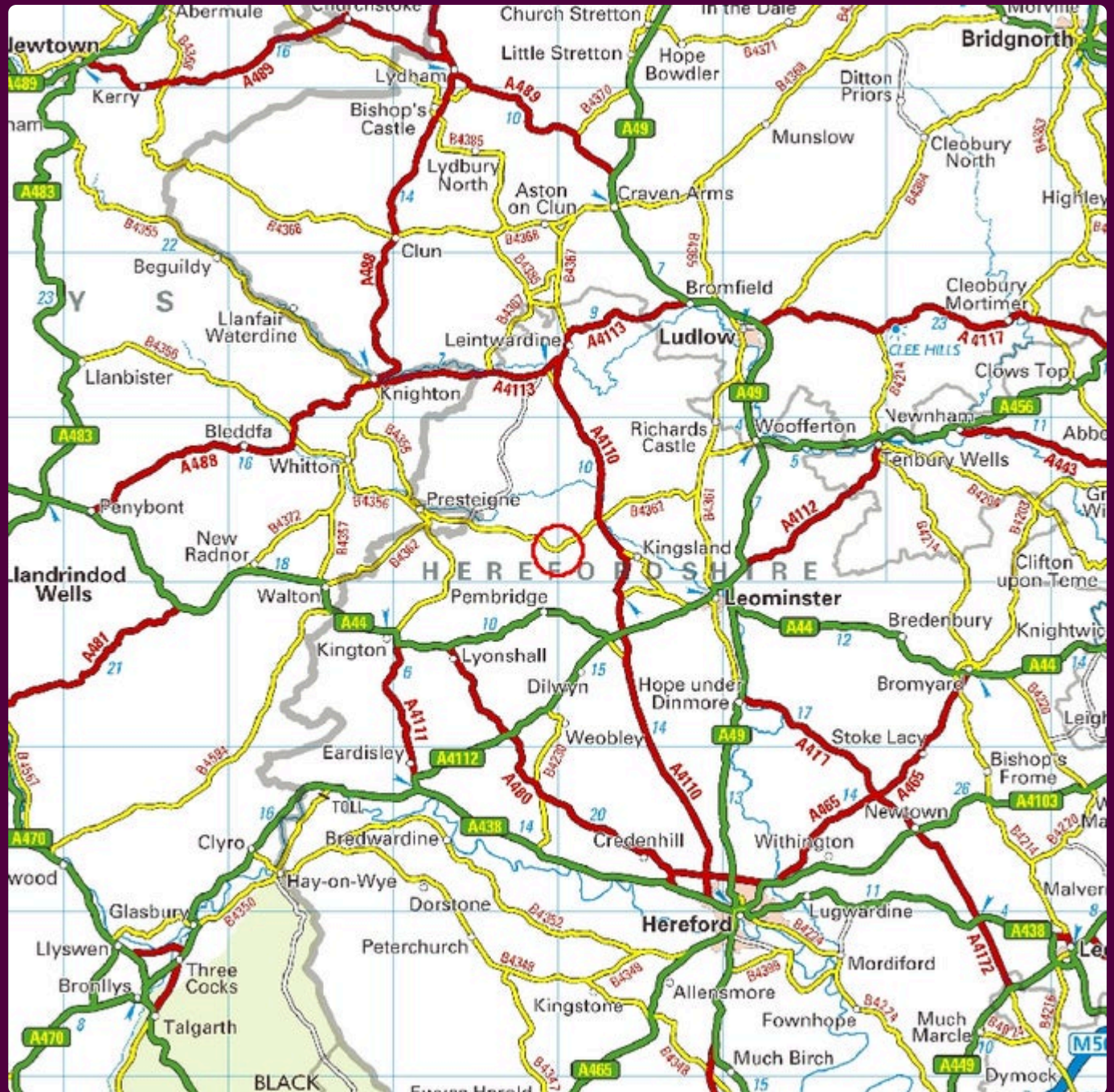
Shobdon, Leominster, HR6 9LX

Freehold: £420,000

Ref: 5854406

LOCATION

The Bateman Arms is located in rural Herefordshire approximately 35 miles west of Worcestershire and 20 miles north of Hereford. The site benefits from a local population of the nearby villages and is well positioned for visitors to the area's tourist attractions.



THE OPPORTUNITY

The Bateman Arms is a popular village pub, restaurant and rooms occupying a roadside position. This is an ideal freehold opportunity for either an experienced operator or someone wishing to expand their portfolio. The generously sized property offers multiple customer areas including a traditional bar and public bar both served via a central bar area. In addition, there is a large outside beer garden. There is also a commercial kitchen, storage areas, basement cellar and customer toilets. The first floor there is owner's accommodation over two floors including three ensuite bedrooms to the first upper level and second level which includes a kitchen diner, lounge and a further bedroom. In separate buildings located to the rear of the site there are six ensuite lettings rooms to the ground and first floors aiding the turnover potential of this significant site.



FIXTURES & FITTINGS

The fixture and fittings are included within the sale.

BUSINESS RATES

The 2023 Rateable Value has been assessed at £7,850. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

REGULATORY

We understand the premises is fully licenced and free of tie.





DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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