Inn on the Wye

Ref: 3451516

Kerne Bridge, Ross-on-Wye, HR9 5QS

Long Leasehold: £125,000, Annual Rent: £50,000

Successful venue with rooms & function suite

80 cover restaurant

12 en-suite letting bedrooms

Function suite with bar, kitchen and garden

Licensed for wedding ceremonies

Net turnover of £712,000 for the year ending May 2022. EPC D

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Description

Situated in a scenic position with countryside view, parts of the the inn reportedly date back to the mid 17th century, and has been added to and updated over the years to create the current layout, which still has many period features.

The property sits on a 3 acre site. Access to the bar and dining areas can be either from the front where the outside seating overlooks the Wye Valley and Goodrich castle or via steps down from the car park at the rear. The hotel rooms and function suite are accessed from the rear.

Nearby Ross-on-Wye, Symonds Yat and the Forest of Dean are just some of the popular destinations that attract visitors year round, many of whom enjoy the ample opportunities for outdoor pursuits, such as walking, fishing and canoeing on the River Wye.

Nearby cities include Hereford, Cardiff, Gloucester. Bristol and Monmouth, Tintern, with its Abbey, is also within easy travelling distance.

Trading Hours

The current trading hours are 9.00am to 10.00pm every day Sunday - Thursday, and Friday - Saturday 9.00am and 11.00pm.

External Details

To the front of the building there are 20 picnic style benches providing seating for c.120 people. There is also a double decker bus which has been converted to a soft play area, which attracts family trade.

The private garden, exclusive to the function suite and secluded from the other outside spaces has panoramic views towards the River Wye and countryside.

The car park to the rear has space for c.42 cars and the remainder of the grounds are given to terraced woodland.

Staff

A full list of current staff will be made available to applicants wishing to make an offer for the business.

Location

The Wye Valley is rightly designated as an Area of Outstanding Natural Beauty and the Inn on the Wye holds a prominent position in the valley, overlooking the valley and the nearby medieval castle at Goodrich. The M4 and M50 motorways are also easily accessible and the location is a perfect base to explore the surrounding countryside and towns along the Welsh borders.

Internal Details

The front entrance leads to the reception and snug, with its sofas and fireplace, as well as to the main bar servery. The open plan dining area is to the left of the bar, part of which serves as a coffee shop and café on weekdays.

The large function room is licensed for up to 200 guests and has views over the river and neighbouring countryside. There is a dedicated bar, kitchen and private lawned garden making this an ideal venue for private celebrations and especially weddings for which the venue is licensed.

Ancillary areas include WC facilities, Two fully equipped commercial kitchens both with walk in fridges. Downstairs is fully fitted with a new oven, griddle, twin fryers and a pass through dishwasher and has an adjacent dry store room. Other areas include a dessert prep room, laundry room, housekeeping office, and storage.

The Opportunity

Whilst already a busy pub, there remains scope to build business in all areas and especially in making the Inn on the Wye an established venue for weddings and private functions, which can be developed without affecting the core trade because the function suite has its own bar, kitchen and private garden.

A new operator may also choose to utilise the full extent of the trading hours permitted under the premises license.

Trading Information

12 months net turnover to May 2022 show sales of £712,000

Regulatory

Premises Licence and Civil Licence (Renewed October 2021)

Tenure

Private leasehold and free of tie.

Owner's Accommodation

With a separate entrance there is a self-contained two storey cottage, which is attached to the main building. This has an open plan kitchen/dining/sitting room and en-suite to the bedroom.

There is further accommodation used by the current business owner and housed in a separate unit to the rear of the car park. This has 3 bedrooms, a bathroom and an open plan living, kitchen dining area.

There is scope for conversion of the family room and one letting room in to a large 3-4 bed owner's apartment.

Letting Accommodation

In total there are 12 en-suite letting rooms six of which are in the main building and remainder in the purpose built accommodation building to the rear of the car park. Two of the rooms have four poster beds, and one room is set up as a family room that sleeps 7, with 3 bedrooms and a shared bathroom.

Business Rates

Current rateable value (1 April 2023 to present) is £26,000

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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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