

*****Due to a high level of interest and in order to bring this matter to a close, our client has given instructions for us to invite Best and Final offers from all interested parties for this property and 24 Wye Street. If you wish to submit an offer for either property or for both, it should reach this office in writing by midday (12pm) on Friday 31st July 2020. Your offer should include proof of funding and estimated timescales for exchange and completion. Please submit best and final offers to charlie@jamesabaker.co.uk *****

Hope & Anchor

Rope Walk, Ross-on-wye, Herefordshire, HR9 7BU



For Sale Freehold Riverside Pub with Coffee & Gift Shop
Guide Price: £350,000 Plus VAT
Sole Selling Agent

- Large detached period property located in picturesque riverside market town
- Separate coffee and gift shop included in the sale
- Extensive external garden areas leading down to the river
- Car parking for circa 40 vehicles
- Considerable scope/opportunity for licensed and recreational uses for public house and leisure operators on the river Wye.

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Location

Ross on Wye is a picturesque riverside market town on the northern edge of the Forest of Dean to the south east of Hereford.

The Hope & Anchor is situated on the riverside walk and parkland below the town centre. There are numerous bed and breakfasts and residential properties nearby.

Accommodation

The Hope & Anchor is a detached period rendered and painted 3 storey property under a pitched slate roof. The Hope Treasures Coffee & Gift Shop is a separate 2 storey random stone building with a domed rooflight. The pub's trade accommodation consists of the Riverside Bar with flagstone floors and a ship style bar servery. The catering kitchen is situated off the bar on the ground floor. The beer stores are situated at the lower ground floor. There is a first floor dining room with a feature fireplace and around 40 covers. The customer toilets are situated on the second floor.

The private accommodation consists of 4 bedrooms (1 en suite), lounge, bathroom and kitchen.

The separate Hope Treasures Coffee & Gift Shop has an open plan ground floor with catering kitchen and stores. The first floor offers further retail space and customer toilets.

The outside is extensive and includes the long dedicated driveway leading to the car park for around 40 vehicles. The gardens include a covered riverside terrace and gardens leading down to the river. The site has its own mooring jetty.

The combined ground floors GEA is around 4,300 sq ft and the property sits on a plot of around 2.88 acres including half of the river.

The Hope & Anchor offers considerable scope for licensed and recreational uses for public house and leisure operators on the river Wye.



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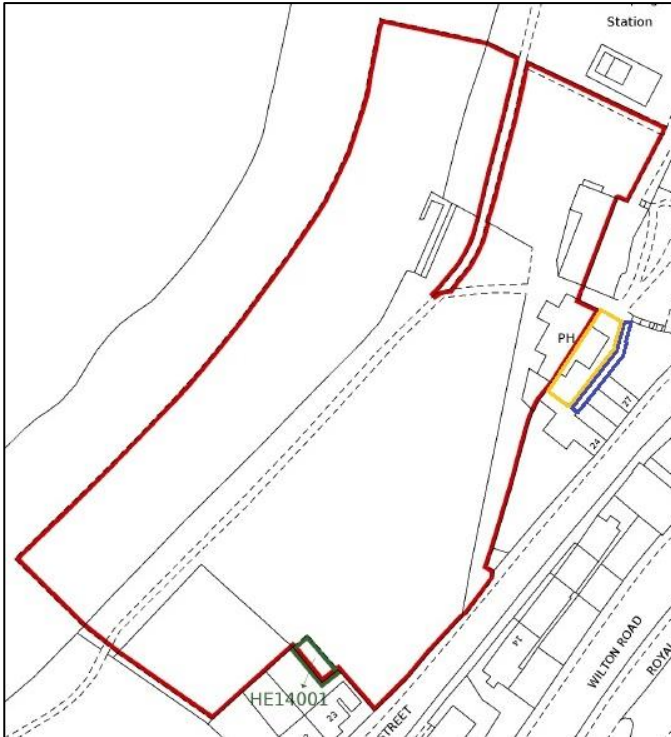
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The land occupying the kitchen and bank to the rear of the pub (outlined yellow) is included within the sale however our client reserves the right to sell the footpath and garage separately (outlined blue).

General Information

Rating

The current Rateable Value is assessed at £19,650

Licences

It is understood that the property possesses a Premises Licence.

Services

We are advised that all main services are connected to the property.

Trading

The premises are currently closed for trade.

Tenure

The property is being sold freehold with vacant possession.

Fixtures & Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ upon completion. Any branded or leased items owned by third parties will be excluded.

Energy Performance Certificate

The property has an EPC rating of C. A copy of the EPC is available upon request.

VAT

VAT will be applicable on the sale of the property.

Local Authority

The property is located in flood zone 3 (high probability of flooding).

Site Plans & Documents

Site plans and other associated documents are available upon request.

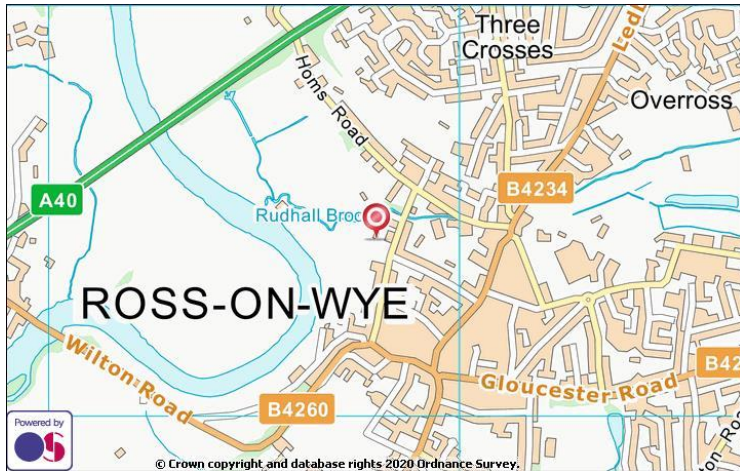


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Agent Details

For further details please contact



Jim Baker

Managing Director, Bath



07980850499



jim@jamesabaker.co.uk



Charlie Noad

Agency Surveyor, Bath



07780599698



charlie@jamesabaker.co.uk

Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

www.jamesabaker.co.uk



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