



The Kings House

East Street, Pembridge, Herefordshire HR6 9HB

Freehold £450,000

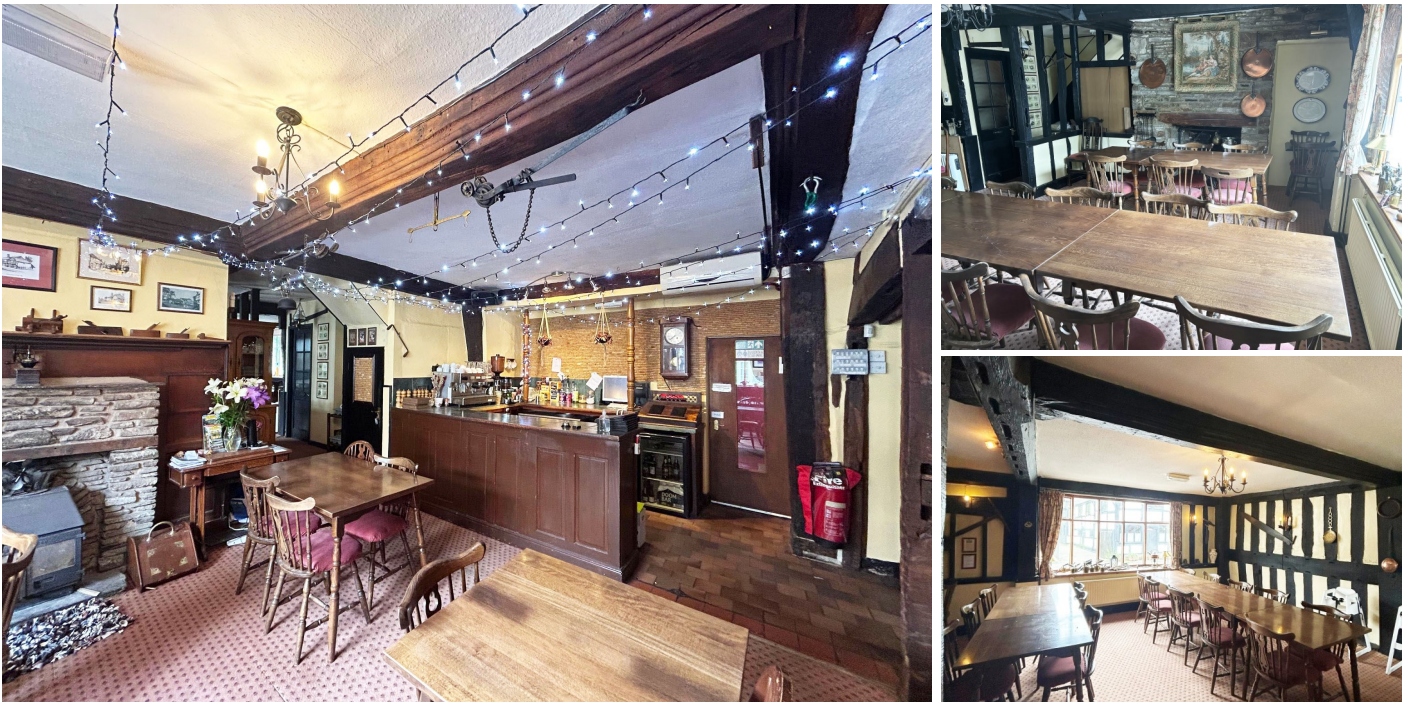
- 'Black & White' timber framed Tea Room and Coffee House
- Outstanding Herefordshire village on 'Black & White' Trail
- Prominent village centre location
- Character property providing dining area (60)
- Five bedroom accommodation with potential for B & B
- Cottage style gardens & outbuildings

Ref: 94907

01981 250333

midlands@sidneyphillips.co.uk

 **Sidney
Phillips**



LOCATION

The Kings House Tea Rooms & Restaurant is an outstanding example of a 'black and white' timber framed property located in the centre of Pembridge. The property is of timber frame construction with pitched slate roof and provides an open plan trading area with ancillary rooms at ground floor and 5 bedrooms at first floor which provides large owners accommodation with scope for development of letting, if desired. It enjoys a pretty 'cottage style' garden with outbuildings providing further potential for letting. It also benefits from the village car park which is located immediately to the rear.

The premises have operated as a licenced business for many years, originally as a public house and then as a restaurant until its recent inception as a tea room and coffee shop. It has unfortunately ceased trading due to the personal circumstances of the operator who was unable to continue trading due to the workload as a single operator and other family commitments. The property could quickly be re-opened and re-established as a destination venue within Herefordshire.

Pembridge is one of the most famous black and white villages in Hereford for its large number of medieval timber framed style black and white properties. It sits on the banks of the River Arrow astride the main A44 between the market towns of Kington and Leominster, in North Herefordshire. The village has a rich history dating back to before the Domesday Book and being a busy medieval trading village. It is still much sought after as a residential location and attracts a large number of visitors enjoying The Black & White Trail in North Herefordshire.

TRADE AREAS

Front ENTRANCE leading to open plan MAIN TRADING AREA being a room of immense character having seating for approximately 30 customers. Heavily beamed ceiling and part exposed beamed walls. Carpeted floor. Feature brickette fireplace. Wood panel fronted BAR SERVERY. Second DINING ROOM, again of immense character with feature stone chimney and fireplace and seating for 28 customers.

Galley style KITCHEN. Walk-in pantry and PREP AREA.

LADIES' and GENTLEMEN'S TOILETS.

BASEMENT CELLAR.

OWNERS ACCOMMODATION

Located at first floor which offers an extensive array of rooms including KITCHEN, 5 DOUBLE SIZED BEDROOMS, two having EN SUITES and two FAMILY BATHROOMS. The size and layout of this area could easily suit a number of uses whether it be continued as private accommodation or separated into two flats or bed & breakfast accommodation.

EXTERNAL

To the rear of the property are the pretty 'cottage style' gardens having walled and hedged borders and the ability to seat 20-30 customers comfortably. At the rear of the garden is an OUTBUILDING which was a GARAGE that has recently been developed and utilised as an OFFICE but could have a number of uses dependent on need.

Immediately to the rear of the property (not owned by the property) is the Local Authority CAR PARK with lined tarmac spaces for 30 vehicles, PUBLIC TOILETS and PARK.

THE BUSINESS

The Kings House has traded as a licenced premises within Pembridge for a number of years as both public house and restaurant. Under the current owners' guidance it developed the trade into tea room and coffee house, but due to their personal circumstances had to close in December 2023. Prior to closure the business operated as a tea room and coffee house 5 days a week closing at 4pm.

The property provides huge scope for new owner operators to adopt their own business, be it pub, restaurant, B & B or tea rooms from these premises of immense character.



TENURE & PRICE

FREEHOLD £450,000 to include trade furniture, fixtures, fittings and effects.

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

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held.

SERVICES

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

Local Authority: Herefordshire Council
Rateable Value as at 01 April 2023: £5,300



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EPC: The property is Grade II listed and does not require an EPC

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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