

THE BATEMAN ARMS

Shobdon, Leominster HR6 9LX



Key Highlights

- A prominent roadside village public house with 6 en-suite Coach House B&B rooms and owner's accommodation with beer garden and car park
- Character village public house with 6 B&B rooms
- Rural location within reach of tourist attractions
- Multi-section customer areas (98+ seats)
- Four bedroom owner's accommodation
- Beer garden (80+ seats) and car park (60 spaces)

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Location

The Bateman Arms occupies a prominent roadside location on the B4362 in the village of Shobdon in rural Herefordshire. The property is situated approximately 35 miles west of Worcester, 20 miles north of Hereford, 13 miles south-west of Ludlow and 10 miles north-west of Leominster. In addition to the resident population, the village benefits from being conveniently located to attract visitors travelling to and from mid Wales to England. The area is well known for its abundance of countryside and tourist attractions, all accessible from Shobdon. The village and immediate vicinity are also attractive in their own rights. The area is administered by Hereford Council.

Description

A detached property of mainly brick construction arranged over basement, ground, first and attic levels under a pitched tile roof. The property is Grade II listed and believed to have been originally built in c.1750. The property sits within a plot comprising detached Coach House, large surface car park, beer garden and outbuilding extending to approximately 0.59 acres (0.24 hectares).

Internal

The property benefits from multiple customer areas located on the ground floor. In the centre of the property is a traditional bar with inglenook fire place and seating for approximately 40 customers. Located to the far end of the property is a public bar area with seating for a further 35; both areas are served by a central bar. To the far side overlooking the garden is a separate restaurant/dining room for 22. Ancillary space includes commercial kitchen, storage and customer WCs. A basement cellar is provided.

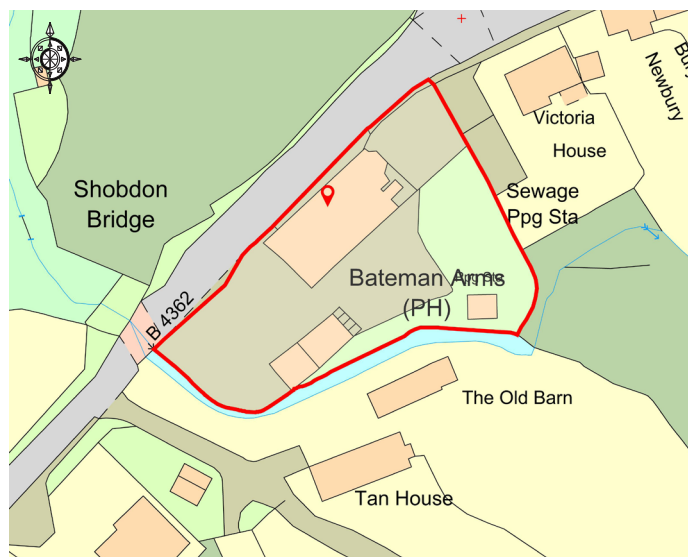
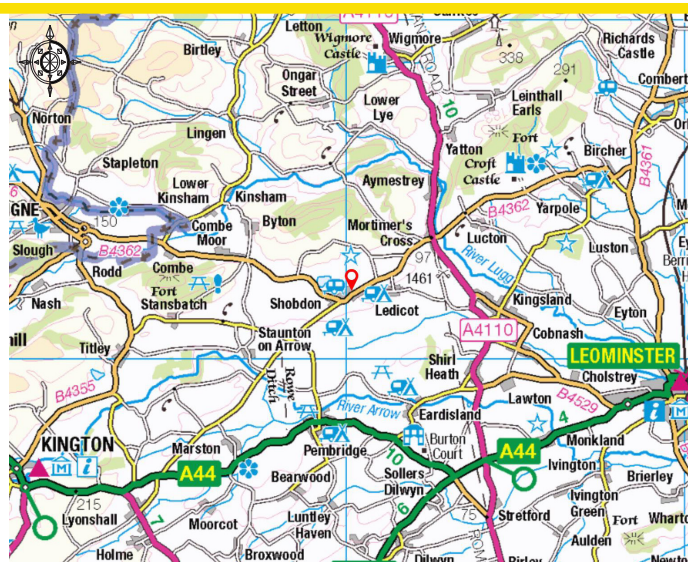
Owner's accommodation is arranged over the two upper floors. At first floor level are 3 x en-suite bedrooms. At second floor attic level is a kitchen-diner, lounge and 1 x bedroom.

External

Located to the side and rear of the property is a good sized beer garden with seating for in excess of 80 customers on traditional picnic benches. A detached outbuilding is located at one end providing an opportunity for a bar/food service area (subject to consents). A surfaced car park is located to the side and provides approximately 60 spaces.

Bed & Breakfast Accommodation

Located within the main car park is a detached former Coach House which provides 6 x en-suite rooms over ground and first floors (3 x double rooms, 1 x twin, 1 x triple and 1 x family room).





The Business

The Bateman Arms is currently closed. Historically, the public house traded as a food, drink and accommodation business. The Bateman Arms is well positioned on a road which connects mid Wales and provides convenient access to the surrounding bordering counties of Herefordshire and Shropshire. There are a number of historic market towns and countryside attractions nearby as well as amenities in the local village, including the well known Shobdon Church, which provides potential income through wedding events.

Tenure, Price & Rating

Freehold. Offers are invited in the region of £565,000 for the benefit of the freehold interest. TUPE will apply to any staff to that are to be transferred.

All fixtures and fittings that are owned outright will be included.

VAT and Stamp Duty Land Tax may be applicable at the going rate.

The subject property is entered on the Rating List with a Rateable Value of £14,800. The national multiplier for England and Wales is £0.499.

Planning & Legislation

We understand the property currently benefits from Sui Generis public house use (former A4). The property is Grade II listed and is not located in a conservation area. We recommend parties seek advice on matters relating to the above.

Licensing & EPC

The property benefits from a premises licence which permits various activities, including the sale of alcohol Monday to Saturday 10.00 - 23.00 and Sunday 12.00 - 22.30. The property does not have a current EPC due to listed status.

Services

We understand all mains services are connected.

Viewings

The property is currently closed. Viewings can be organised by appointment only via the sole agents, Savills. Please contact the Licensed Leisure Team for more details.

Contact

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