



Portway Inn

Ref: 3451471

Brecon Road, Staunton-on-Wye, HR4 7NH

Freehold: £695,000

Business closed in September 2022

10 letting bedrooms with scope for more rooms

2 bedroom, 2 bathroom barn conversion

Grounds of about an acre adjoining farmland

Potential for Shepherds Hut and AirBnB

Scope to re-configure entirely to letting. Energy Rating C



Description

A substantial detached coaching inn and hotel, dating back in some parts to the 16th Century with two storey later additions to the rear and an adjacent self-contained two storey barn conversion providing superb spacious accommodation. Overall the two buildings measure 9,364 square feet.

The barn is self contained and has been used to provide additional letting rooms at first floor level and offers plenty of scope for new owners to rent out as an Airbnb or as a long term let.

The current owner since purchasing back in 2009, has invested substantially over the years, starting with the services including replacement boilers and the installation of a new water treatment plant system.



Location

The property is located amidst beautiful countryside and farmland, on the Hereford to Brecon road, 1.5 miles from the village of Staunton-on-Wye and 8 miles from the city of Hereford.

The area is popular with tourists and visitors, one of many attractions in the area is Hay-on-Wye, famed for its Festival of Literature & Arts, better known as the Hay Festival, held every year for 10 days from May to June.

The Wye and Golden Valley and nearby Brecon Beacons offer all year round outdoor activities such as golfing, fishing and canoeing.

Internal Details

Front customer entrance from the car park into the hallway with period exposed parts along the walls, doors on both sides lead to the trading areas, which comprise of the main bar room split into two distinct areas with ornate solid wood bar server centrally located, both sides have a mix of table and sofa/fixed seating in all for approximately 35 persons in total. The rooms retain some period features such as a working fireplace and exposed ceiling timbers. The snug room is used mainly by locals as a drink area and has access to an outside terrace. Situated in an alcove adjacent to the bar server is the hotel reception and booking in desk and from here you have access to the main dining and residents breakfast room that can seat approximately 48 customers which has access to the outside patio and internally to the bar server.

The residents lounge room is under used to such an extent that the owner would look at converting this large room into further hotel rooms.

Customer toilets are off the rear hallway.





Ground Floor

Back of house areas include a large fully fitted commercial kitchen with a wash up section, dessert prep and delivery room, main prep room housing rational and a range of refrigeration and freezers.

Well placed cellar close to the bar, wine and spirit store, doors out to the delivery yard.

Letting Accommodation

There are a total of 10 en suite letting bedrooms, five of which are located in the older part of the building all of which are furnished in keeping with the period and character of the building. The remaining five are located in the more modern part of building.

The rooms are mainly double and/or zip and link, plus two large premium rooms and two singles.

Bookings were via OTA's such as booking.com, Expedia and own website :<https://www.portwayinn.com/rooms/>

External Details

The site stands in just over an acre with extensive car parking to the front and side as well as private parking and garaging to the rear of the owners cottage. The large grassed area to the rear is not used for trade purposes and is large enough to erect a marquee or a shepherds hut. The main outside seating areas for customers is a rear gravel area and a side terrace, in all can seat approximately 50. In addition there is a Boules pitch.

Owner's Accommodation

The two storey barn conversion adjoining the inn is self contained and has its own vehicular access from a side lane entrance into a rear private car park.

The barn comprises a ground floor entrance lobby, cloakroom, lounge with doors to patio, fitted kitchen/breakfast room, door to dressing room/occasional staff bedroom and shower and access to the pub. Stairs to first floor with former letting rooms 11 and 12 either side of the landing area, used exclusively by the owner, comprising a large bedroom, walk in large dressing room and en suite bathroom, the second bedroom has a separate WC and bathroom.



The Opportunity

The business unfortunately had to close in September 2022 due to the owner moving permanently to London. This presents new owners a blank canvas to re-configure with a new concept and to re-position the business by developing the site, possibly adding more rooms, utilising the grounds for outside events and to increase/re-establish the business locally by building a reputation as a destination food/café/deli venue with rooms. As historically the business attracted a mix of local, tourist and commercial trade throughout the year, and during the summer months its location was used as an ideal base for exploring the Wye Valley, Brecon Beacons and Hay on Wye.

Alternatively an investor may wish to investigate turning the building entirely into letting accommodation.

Staff

The owner has pursued another profession based in London therefore the property is being sold with vacant possession.

Trading Information

Historic accounts prior to when the owner started working in London and before Covid show net sales of £425,785. The split in trade has been; 40% rooms, 40% food and 20% wet sales.

Business Rates

Rateable value effective from 1 April 2023 will be £14,650.



Services

LPG tank gas for cooking, oil central heating and private drainage system. Mains water and electrics.

Regulatory

Premises Licence



Customer Due Diligence Checks

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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Bristol



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