



The Corners Inn

Ref: 5854407

Kingsland, Leominster, HR6 9RY

Freehold: £975,000

Affluent & highly sought after location

A venue with lots of characterful features

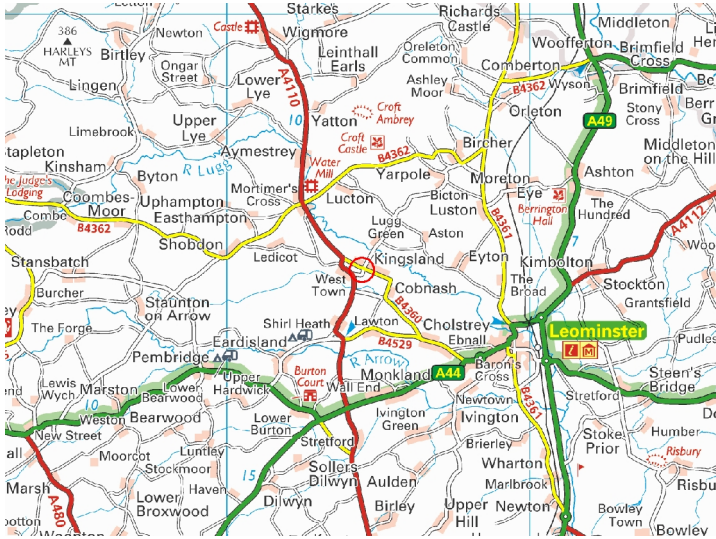
Well maintained and well equipped

Strong trading performance

Viewing highly recommended

A beautiful popular village pub, restaurant and rooms. Energy Rating B





Internal Details

The Corners Inn's dominant position within the village still hides a deceptive and beautiful period building which has been sympathetically extended over time to accommodate the guests demand and also the desire for accommodation in this pretty part of the region. Internal viewings are recommended to appreciate its character and true size.

The generous trading area can include upto 60 covers and has the layout to be flexible to accommodate different levels of bookings, functions and parties.

There is a well-equipped and thought-out commercial kitchen and large storage areas – an ideal space to be able to cater for a good number of covers. There is also a ground floor beer cellar, customer toilets and the owner's accommodation.

Location

Positioned ideally in the heart of the Herefordshire countryside. The Corners Inn is a short distance from Leominster (around 10 minutes or 4 miles) and also a short distance of around 7/8 miles from the Welsh boundary. The surrounding area has a wealth of things to do including Queenswood Country Park and Arboretum, the large number of Castles and historic sites in the area, picturesque walks and cycle routes.

Owner's Accommodation

This includes a kitchen, 3/4 bedrooms, a good-sized living room and family bathroom with an equal amount of character as the restaurant.



The Opportunity

The Corners Inn is a highly regarded and well visited true hospitality venue. There is an extensive and relaxing bar and a number of dining areas to cater for larger and smaller parties, 10 modern and spacious ensuite lettings rooms, plentiful managers accommodation and backed by a good size commercial kitchen and ancillary space.

Such a fantastic opportunity rarely comes to the market and would provide an experienced operator to continue the success built by the existing operators.

The venue has been well-attended for a long period of time by its local residents and also draws guests in from further a field with its locally sourced food and relaxed atmosphere.



Trading Information

Financial information will be made available to genuinely interested and registered parties however we can state that the recent annual reported turnover was £749,246 and we are awaiting the full accounts to be completed.

Business Rates

Current rateable value (1 April 2023 to present) is £28,400. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Regulatory

We understand the premises is fully licenced and free of tie.







Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

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:

Matt Hill

Broker – Hotels

M:+44 7855 489 281

E:matt.hill@christie.com

Nottingham