



Travelodge, Grafton Inn and Land at Grafton,
Hereford, HR2 8ED

 **Sunderlands**
Residential Rural Commercial



**Travelodge, Grafton Inn and
Land at Grafton
Hereford
HR2 8ED
For Sale by Informal Tender**

Summary of features:

- 38-Bedroom Travelodge hotel producing current annual income of £166,476.65 per annum
- RPI indexed rent review in 2028
- Substantial detached vacant former public house premises known as the Grafton Inn extending to 446sqm (4,800sqft)
- Adjoining agricultural land extending to 7.44 hectares (18.38 acres)
- Potential development opportunity (subject to planning)

**Informal Tender Guide Price
£2,495,000**

Location and Situation:

The subject premises are situated around 3 miles south of Hereford on the western side of the A49, just south of its junction with the Rotherwas Relief Road and proposed bypass. Currently the site is surrounded by open countryside and scattered residential dwellings/farms although there is also a further small enclave with commercial development at the bottom of Callow Hill where Marshall Hyundai, Hereford Toyota and Renault Hereford are located.

The premises are, therefore, well situated for access to Ross-on-Wye and the M50 to the south.

Description:

Travelodge Grafton comprises a modern, low-rise building with 38 bedrooms and ample tarmac parking areas and associated facilities. The majority of the accommodation is at ground floor level. The property is traditionally constructed of brick/blockwork under a pitched slate roof and was constructed towards 20 years ago.

Adjacent, and across the service road, is the Grafton Inn which is a large, detached public house again with ample tarmac parking areas, beer garden and a pond. The property appears to be traditionally constructed of load-bearing brick walls (largely painted) under pitched slate/tile rooves together with sections of flat roof. There are both 2-storey and 3-storey elements to the building and it probably originates from around 100/150 years ago. The majority of accommodation appears to be at ground floor level with dining and bar facilities although there are also upper floor rooms present.

Immediately adjacent to the Grafton Inn on its northern side is a large parcel of agricultural land which was originally part in use as a cricket ground and houses a somewhat dilapidated former pavilion building. The parcel of land extends to 7.44 hectares (18.38 acres) or thereabouts and has frontage to the A49 together with an access drive. The land is somewhat irregular in shape.

Accommodation:

We have not been able to fully inspect the Travelodge premises and so briefly summarise the accommodation below, but we have been able to provide more details in relation to the Grafton Inn.

Travelodge – 38-Room building with reception and

ancillary facilities.

Grafton Inn	Sqm	Sqft
<u>Ground Floor</u> – Main bar/restaurant area together with restaurant and conservatory. Gents/ladies and disabled WC facilities. Catering kitchen with 2 preparation rooms/stores together with beer cellar and boiler room	340.85	3,669
<u>First Floor</u> – Office, storeroom, kitchen and bathroom, cloakroom	64.39	693
<u>Second Floor</u> – 3 rooms	40.26	433
Total	445.50	4,795

We understand that the immediate surrounds of the Travelodge and Grafton Inn extend to approximately 0.81 hectares (2 acres) whilst the agricultural land extends to 7.44 hectares (18.38 acres).

Services:

We understand that the premises have the benefit of mains water and electricity, have private drainage systems and are not connected to mains gas.

Investment Summary:

The Travelodge is let on a 25-year FRI lease that expires on 25 September 2033 at a current annual rent of £166,476.65 per annum. An uncapped RPI indexed rent review is due to take place in September 2028.

The Grafton Inn comprises a substantial detached vacant public house and premises with extensive accommodation, facilities and attractive grounds such that it provides an excellent opportunity for upgrading, improvement and investment.

The agricultural land is situated just south of the proposed bypass route and its junction with the Rotherwas Relief Road just to the north. There is potential hope value in relation to this land given the situation and its extensive frontage and direct access to the A49 trunk road.

Current Use and Business Rates:

The property is currently a mixed commercial and agricultural use and the Business Rates are as follows:

Grafton Inn – Public House & Premises - £18,300
Travelodge Grafton – Hotel & Premises - £47,000



VAT and EPC

We understand that VAT is chargeable in respect of the sale and the Travelodge has an EPC in Band A expiring in 2035 whilst the Grafton Inn has a Band D EPC which expires in June 2030.

Terms, Informal Tender and Costs

The Travelodge at Grafton, the Grafton Inn and associated agricultural land is offered for sale freehold subject to the occupational tenancy at an asking price of £2,495,000.

If you wish to view the tender pack please contact the Commercial department at our Hereford office who will be able to provide the relevant information which has been provided by the Vendor and their solicitor. This will include a Tender Offer Form, searches and occupational agreements in addition to details on what needs to be submitted to ensure the offer is valid.

Please note the deadline for bids is **12 noon on Friday, 4th July 2025**, to the agent's office, with all submissions to be marked "Travelodge Tender".

Each party will be responsible for their own legal costs incurred with the transaction.

Planning

The subject property is within an area of open countryside and as such we understand that the premises are used for their lawful, permitted use at the current time but naturally, given discussions regarding a bypass just to the north, this may enhance hope value.

Money Laundering

As a result of anti-money laundering legislation all persons intending to bid will be required to provide proof of identification in terms of photo ID (passport or driving licence) and residential ID (for example current utility bill or top of a bank statement) and ideally this information needs to be submitted with the Tender documentation.

Important Notice and Site Plans

Please note these particulars are set out as a guide only to give a reasonable description of the property but may not be relied upon as a statement of representation of facts. In addition any plans are for identification purposes only and may have been reduced in scale to assist with printing.

Directions

Travelling south on the A49 the subject property is approximately 3 miles south of the city centre just beyond the Ross Road/A49 roundabout junction with the Rotherwas Relief Road (B4399) on your right-hand or western side.

Viewings:

By appointment with the agents:
Sunderlands, Offa House, St Peter's Square
Hereford HR1 2PQ

Tel: 01432 356161 (opt.4)

Email Tim Reed or James Dillon:

t.reed@sunderlands.co.uk

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Brochure prepared as at 7 May 2025



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