



Tweet Bar & Kitchen

High Street, Ross-on-Wye, Herefordshire, HR9 5HD

Tenure: Leasehold

Price: £150,000

Ref: 96002

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

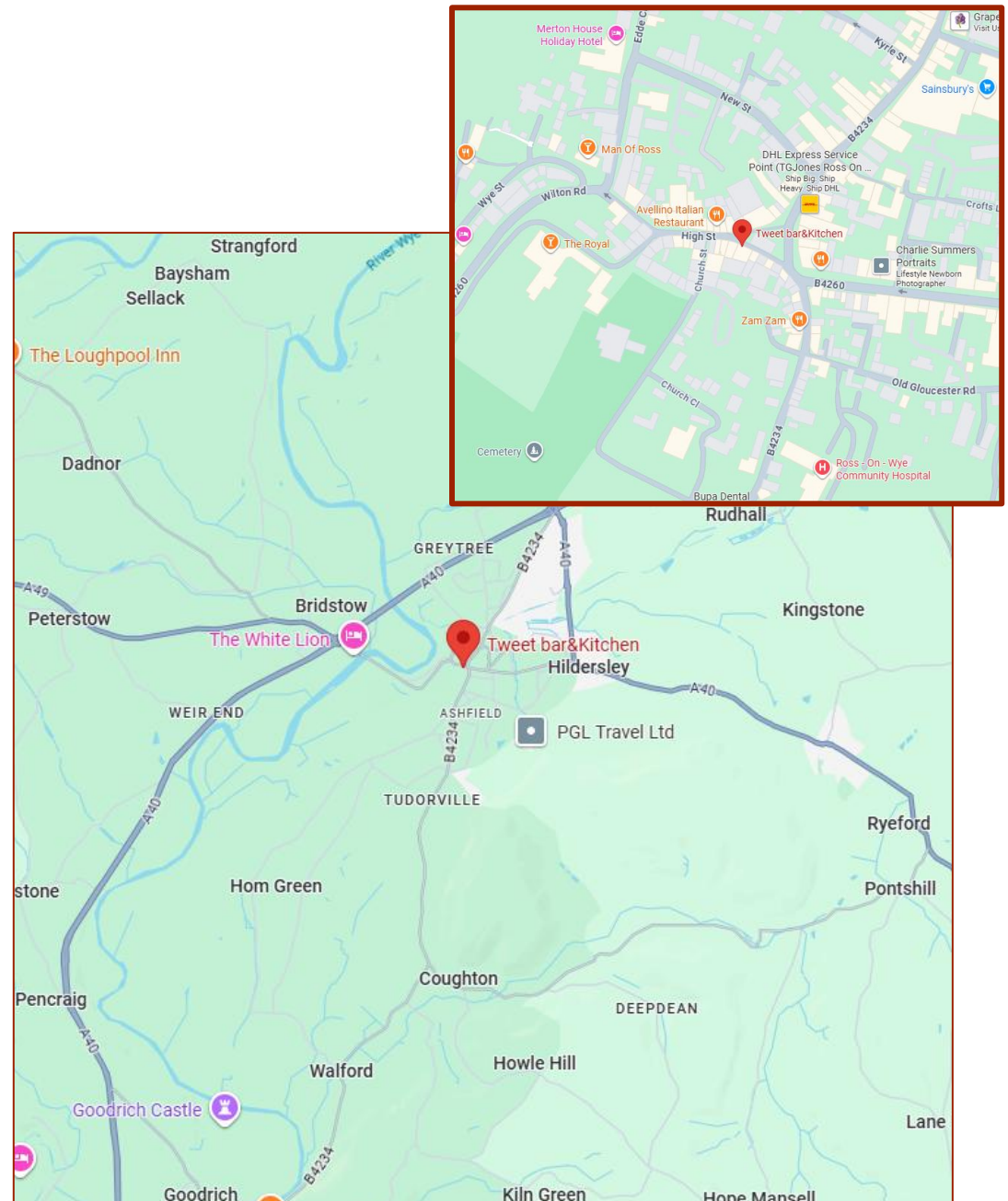
- Market Town Centre
- Well-appointed Restaurant/Cocktail Bar
- Split Level restaurant Area (120)
- Recently refurbished
- Open plan trade area throughout
- Lock up

Location

The market town of Ross-on-Wye stands alongside the river from which it takes its name. It is located in southwest Herefordshire on the county borders with Monmouthshire and Gloucestershire. It is an iconic and well-known location due to it being so photogenic, often described as little Switzerland overlooking the Wye Valley.

It is a popular and bustling market town, immediately located where the M50 motorway meets the A449 truck route. These two routes linking the M5 in Worcestershire with the M4 in South Wales. It is a popular tourist destination particularly for those visiting the Wye Valley, Herefordshire and the Royal Forest of Dean.

In the heart of Ross-on-Wye stands the Tweet Bar & Kitchen. It is an elegant Grade II listed three-storey building standing proud on the town's main high street. It appears to be constructed of brick with colour washed elevation, modern glazed shop frontage under a pitched roof. The property is described as follows.



Trade Areas

The property has been created in a traditional retail unit which has glazed shop frontage onto a semi-pedestrian area.

Ground floor:

Front entrance vestibule leading into two section RESTAURANT. The principal area has hard wood sprung floor throughout, feature wallpaper and faux foliage. Fixed upholstered wall and booth seating with loose matching fan back chairs to seat 80. It has a feature bar servery with panelled frontage and copper counter. The room is enlightened by the 5x4m sky lantern.

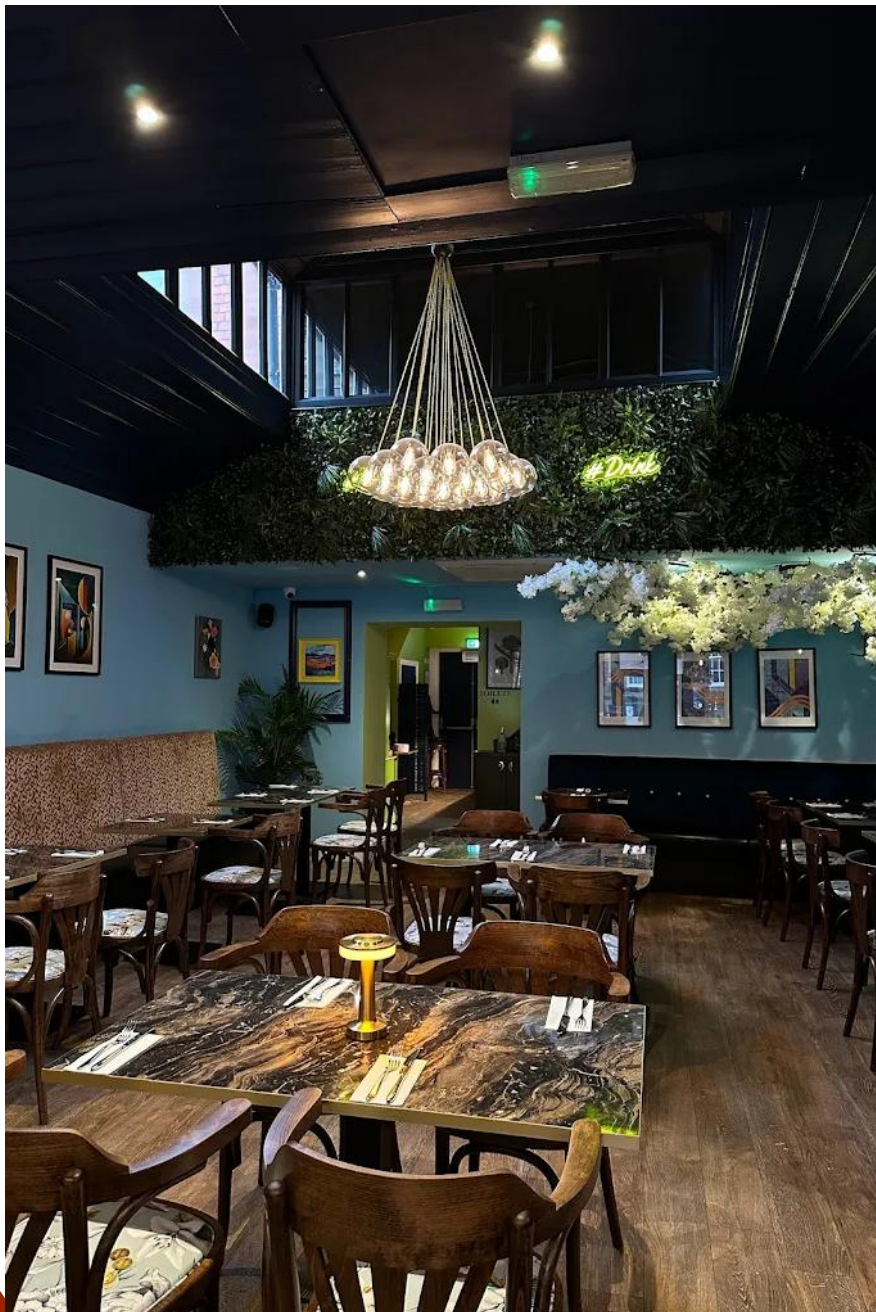
Located off the principal area is the DISABLED TOILETS.

COMMERCIAL KITCHEN with UPVC clad walls, Altro nonslip flooring. It is of good size and comprehensibly equipped with stainless steel effects, work surfaces and preparation area.

First floor:

At first floor level is a further TRADE AREA with fixed upholstered seating, loose matching slat back chairs to seat 40. Ornate panelled screen divide. Located off this area is ancillary storage and office. A set of LADIES and GENTLEMEN'S TOILETS.





The Business

The business was purchased by our client in 2022 and has since successfully traded. In this time they have built a good reputation for a la carte menu and their cocktails. Our client now wishes to sell due to having other business interests.

It operates 6 days per week. Monday, Wednesday and Thursday from 12:00-15:30, 17:00-23:00. Friday and Saturday they trade 12:00-01:00. Sunday from 12:00-21:00. Closed Tuesdays.

Trade is at an extremely healthy level and this is reflected in the gross takings were £640,000 for the year ending 2023. The current sales for the year ending 2025 are on par with 2023.



Tenure & Price

LEASEHOLD £150,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Property is held on a part repairing and insuring lease from a private individual, for a term of ten years commencing 29 March 2022. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £29,000 per annum paid quarterly in advance, subject to three yearly rent reviews, the next due on 28 March 2027. The lease is free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

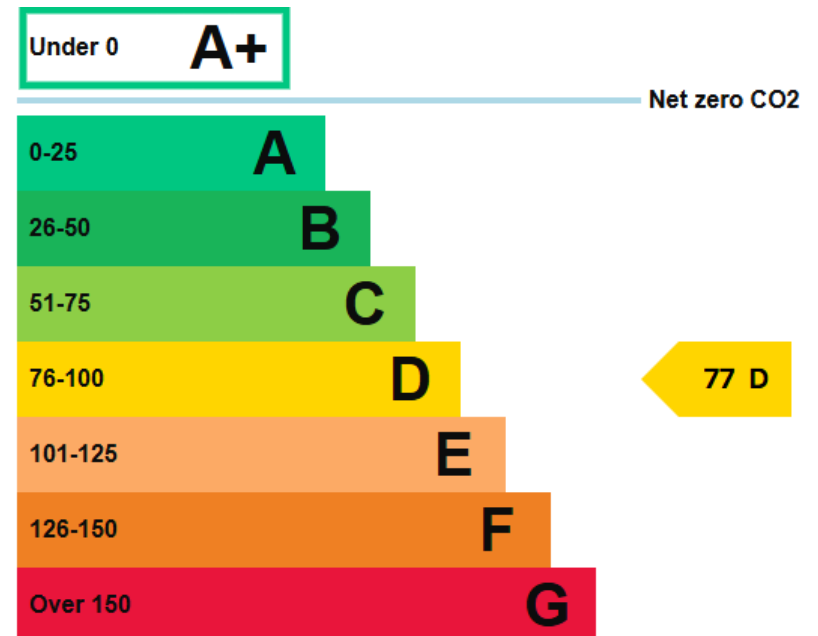
A full Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £20,250 as at 1 April 2023

Local Authority: Herefordshire Council





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Business Mortgages

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.