



The Golden Cross

Sutton St. Nicholas Hereford Herefordshire HR1 3AZ

Freehold £465,000

- Thriving 'diverse business' in sought after village location
- Business on an upward trajectory
- Sales net of vat ending 31/03/2025 of £347,037
- Property appointed to a good standard throughout
- Ample trade gardens and covered seating areas
- Well appointed private flat
- Large carpark for destination customers

Ref: 1553

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LOCATION

The Golden Cross Inn is a traditional village pub that offers a thriving 'diverse business' from the premises that is reputed to have been built in the 1820s. The property is presented in very good order throughout and appears to be constructed in the main of red brick (local Whitestone brick) and traditional Herefordshire stone with a series of pitched slate and tiled rooves. The ground floor provides a well-planned and easy to operate trading area. There is also a well appointed first floor trading area, currently dedicated to food and private hire. In addition, the premises benefits from a series of well appointed outside trading spaces with covered seating areas and an artificially grassed lawned beer garden. A large tarmac car park is in situ. There is also a two bedroom private flat. The business has been in the same family hands since 1972 and is only available for sale due to the current owner's wish to retire.

The village of Sutton St Nicholas sits within the beautiful Herefordshire countryside on the banks of the river Lugg approximately 4 miles northeast of the centre of the Cathedral City of Hereford. It is a sought-after residential location with excellent communication links to the nearby City and its rich history which dates back to the iron age with British tribes living at the fort at Sutton walls. It is also home to a number of beautiful half-timbered houses and two Norman Churches being that of St Michael and St Nicholas.

TRADE AREAS

GROUND FLOOR

OPEN PLAN LOUNGE BAR on stepped level having a mixture of tile and oak flooring on the lower level, with carpeting on the raised area. Large central BAR SERVERY in lower section of stone construction with oak worktop and acting as the fulcrum of the trading area. Tables and chairs to seat approximately 50. Pool table and darts throw.

OFFICE. LADIES' AND GENTLEMEN'S TOILETS.

BASEMENT

KEG CELLAR of excellent size with BARREL DROP from the side of the property. BOTTLE STORE.

FIRST FLOOR

FUNCTION ROOM appointed to a good standard with oak flooring throughout and the ability to seat up to 45 covers. RECEPTION AREA. LADIES' AND GENTLEMEN'S TOILETS.

CATERING KITCHEN having nonslip floor and a good selection of commercial catering effects and equipment to include a dumb waiter to the ground floor.

OWNERS ACCOMMODATION

Providing LARGE LIVING ROOM, DOUBLE BEDROOM, SINGLE BEDROOM and fully fitted KITCHEN. BATHROOM.

EXTERNAL

To the rear of the property is the pleasant, stepped artificial LAWN TRADE GARDEN affording more trading days in the year. This area has tables, chairs, and umbrellas for approximately 40. To the CAR PARK side of the property there is a lean-to covered seating area for 12 and a further standalone covered enclosure for a further 12. Lined tarmacked CAR PARK for 14 vehicles. Additional 3 spaces to the front of the property.

THE BUSINESS

This thriving diverse business operates as a hub for the community within the village and surrounding area. It has an excellent mix of trade from wet and dry sales along with a busy catering business supporting five schools and nurseries within the area. The local trade supports two darts, two pool and two tennis teams in addition to a busy entertainment schedule offering live music on a Friday and a quiz on a Sunday, both on a fortnightly basis. The catering business supporting local schools and nurseries ensures a guaranteed level of income for the business without being dependent on trade visiting the pub, and this achieves a regular daily income prior to the pub opening. They have also had "in Post" boxes fitted which generates an income of £1,700 per annum.

For the period ending the 31/03/2025 the business achieved sales of £347,037 with a healthy net profit of £42,727.



TENURE & PRICE

FREEHOLD £465,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

We are informed a Premises Licence is held for the hours of 10.00 am to 12.30 am Sunday to Thursday and 10.00 am to 1.00 am Friday and Saturday. The licence encapsulates the playing of live music from 4.30 pm until 12 midnight seven days a week.

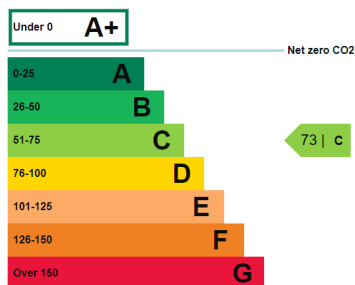
SERVICES

We are informed that the property benefits from mains water, gas, electricity and drainage. Property benefits from 28 solar panels generating both good consumable energy and export.



Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC Reference: 9900-1926-0496-8280-7040

BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE

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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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