



The Wye Knot Inn

Symonds Yat, Ross-on-Wye, Herefordshire, HR9 6BJ

Tenure: Freehold with VP

Price: £325,000

Ref: 87703

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Herefordshire Wye Valley renowned beauty spot freehouse
- Attractive, centuries-old building
- Split level main bar (40). Restaurant (30)
- Three en suite letting bedrooms. Two bedroom owners' accommodation
- Garden and car parking
- Currently Closed. Vacant Possession. In need of refurbishment

Location

The Wye Knot Inn is one of the better-known and popular inns in the Wye Valley, being in the heart of Symonds Yat, the perennially popular tourist centre. The inn is located in a prominent position, within one mile of the A40 dual carriageway which links the M5/M50 with the M4. It is ideally situated as a centre for touring, being on the English/Welsh Border, only a few minutes from Monmouth, Ross-on-Wye and The Forest of Dean. The cities of Hereford, Bristol, Cardiff and Gloucester are all within 40 miles.

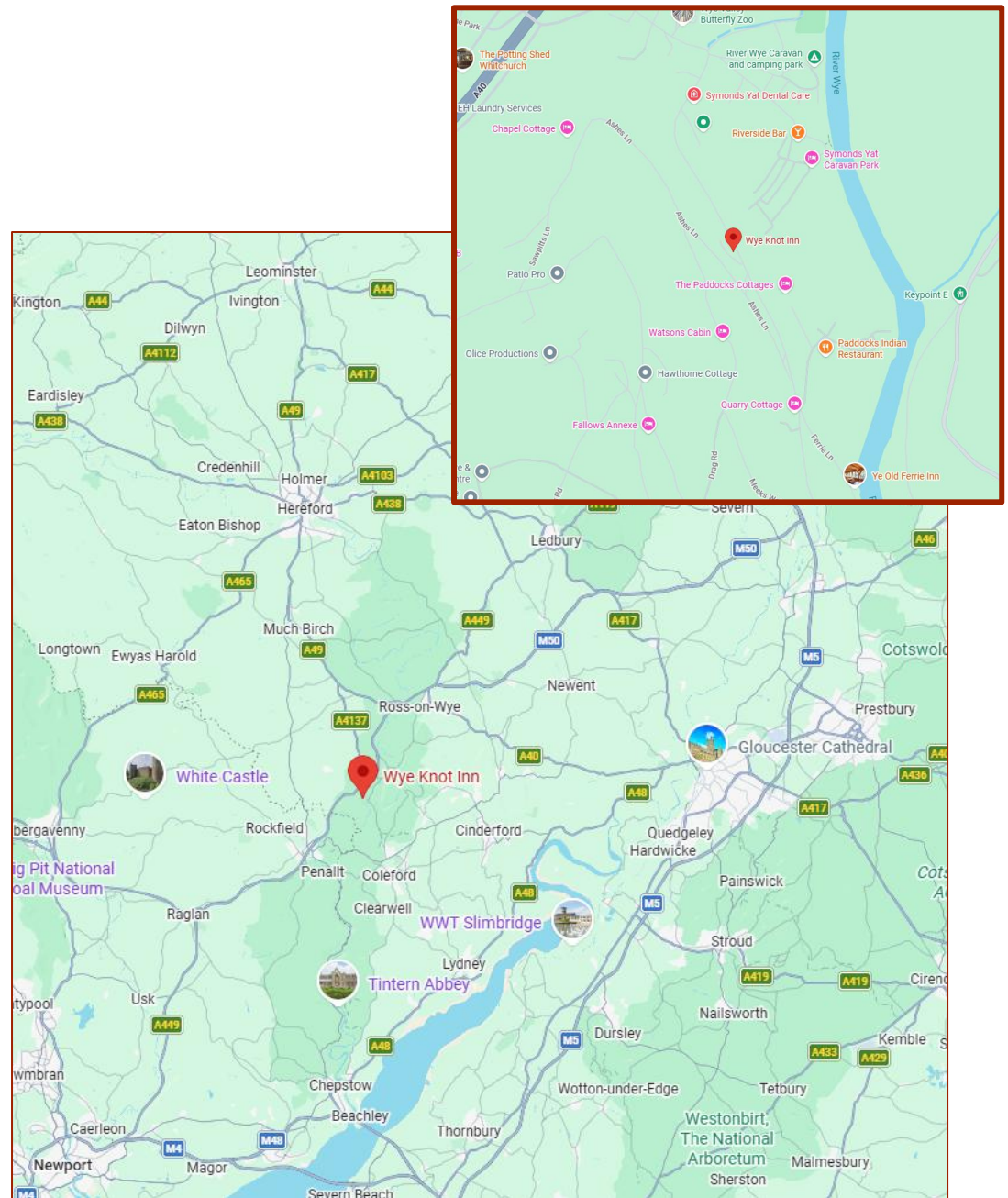
The Wye Valley is an Area Of Outstanding Natural Beauty and attracts thousands of visitors each year.

The Property

This is an attractive three storey property standing in an elevated position with character trading areas, three en suite letting bedrooms, owners' accommodation, car park and trade garden.

For many years, these premises have been let on lease and the Tenant has now vacated. The premises are vacant but are in need of refurbishment before they can be re-opened for trade.

Historically, the inn was a successful trading outlet and could no doubt be re-established in the hands of an enthusiastic new owner.



Trade Areas

The MAIN BAR is an attractive room arranged on split levels with part boarded and part carpeted floor, and some tongue and groove panelled walls. Seating space for 50. A feature of the room is a centrally located cast iron solid fuel burner which stands on a stone plinth. Fully equipped BAR SERVERY.

RESTAURANT/FUNCTION ROOM with feature double door access onto front patio. Boarded floor and part tongue and groove panelled walls. Seating space for up to 30.

CATERING KITCHEN arranged in three sections: the main catering area having quarry tiled floor, fully tiled walls, three section galvanised extraction canopy. WASH-UP/PREP ROOM adjacent with FREEZER/PREPARATION ROOM beyond. Small OFFICE.

ON-LEVEL BEER CELLAR with delivery access from the front of the premises. Off the inner hallway are a set of LADIES' and GENTLEMEN'S TOILETS.

Owners' Accommodation

Located at first floor, with independent access, is the owners' PRIVATE ACCOMMODATION comprising a good size DOMESTIC LOUNGE with boarded floor and part exposed stone walls, and a SHOWER ROOM with suite of wash hand basin, WC and shower. Galley style KITCHEN AREA.

At second floor is BEDROOM ONE: a DOUBLE with beamed ceiling, and BEDROOM TWO, a small DOUBLE.





Letting Accommodation

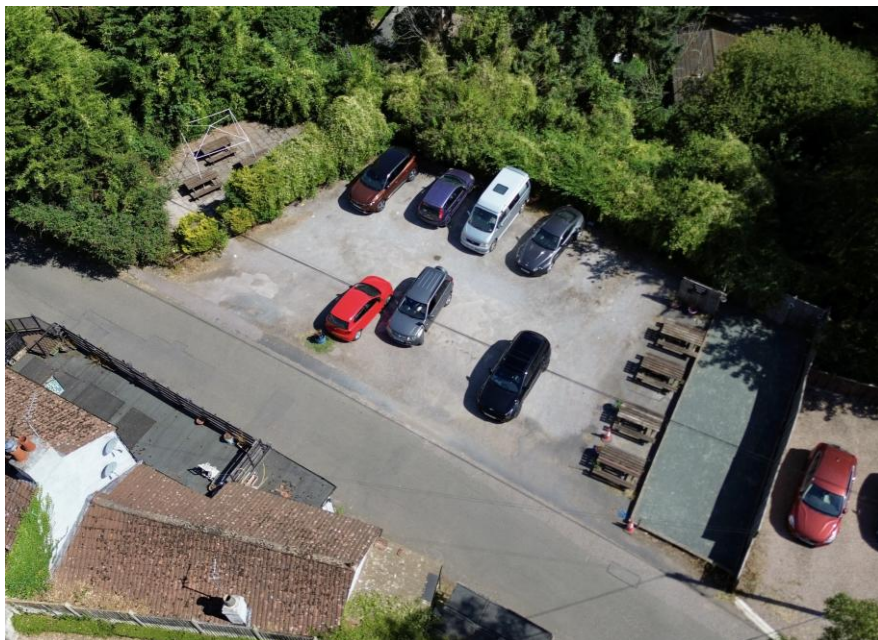
Located at first floor are THREE EN SUITE LETTING BEDROOMS, each with en suite facilities.

LETTING BEDROOM ONE, 'Huntsman': a double room with EN SUITE SHOWER ROOM. LETTING BEDROOM TWO, 'The Doward': a double with EN SUITE SHOWER ROOM. LETTING BEDROOM THREE, 'Coppett': a family room with double and single bed and EN SUITE SHOWER ROOM.

External

To the front is an enclosed PATIO AREA which has 'A' framed picnic style seats and able to cater for up to 30 or so customers seated. There is hardstanding CAR PARKING with space for over 10 vehicles.

In addition, adjacent to the main entrance, is a covered smoking area with seating. There is also a service compound for the storage of bins etc.



Trade

Until recently, these premises have been let on lease and the Tenant vacated in January 2026. No historical trading figures are available, and prospective purchasers will have to make their own assessment as to future trade potential.

Tenure & Price

FREEHOLD £325,000. Such trade furniture, fixtures, fittings and effects that are on the premises are expected to remain: these are not the property of the vendor but will be left in situ without Title.

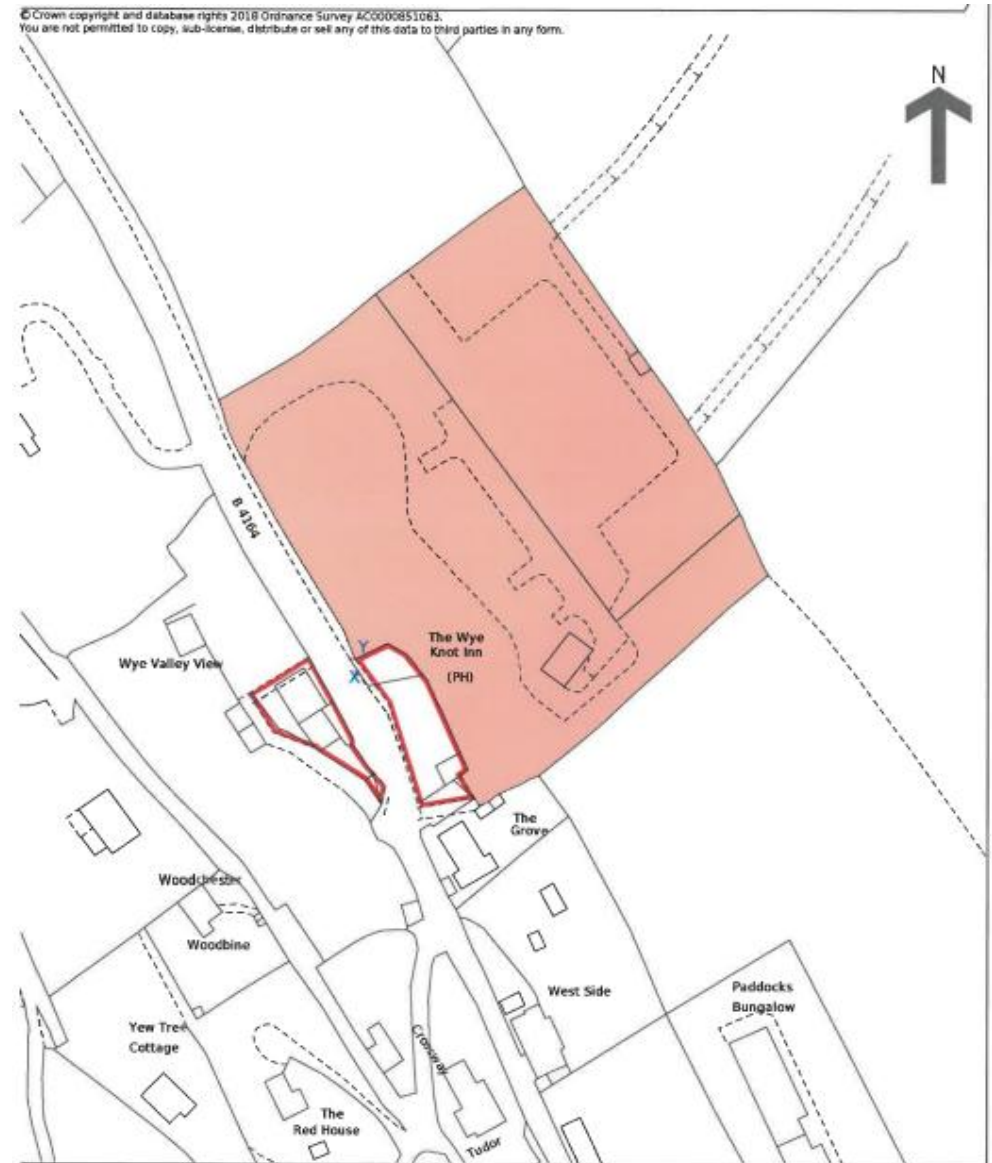
No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

This property will be sold subject to an overage clause whereby the vendors and their successors shall be entitled to 25% of the uplift in value if planning permission is obtained for alternative use within the next 25 years.

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of:
Monday to Saturday: 10:00 - 23:00.
Sunday: 12:00 – 22:30.

Mains electricity, water and drainage are connected. Oil fired central heating. Bottled gas for cooking.

Local Authority: Herefordshire Council.





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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