



The Slip Tavern

Watery Lane, Much Marcle, Ledbury, Herefordshire HR8 2NG

Leasehold £15,000

- Renowned Herefordshire pub
- Open plan character bar & dining facilities (50)
- Excellent catering kitchen
- Gardens & car parking
- Available on free of tie private lease

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LOCATION

The village of Much Marcle stands on the busy A449 Ledbury to Ross Road in South East Herefordshire. The market towns of Ledbury and Ross are equidistant and the village is the home of the internationally famous cider producer, Westons Cider. It also has a garage, community hall, church and primary school.

Our client acquired the property approximately ten years ago when it was closed and invested heavily in the upgrading of the property including completely refurbishing the trade areas and the service rooms, creating a two bedroom house and converting the first floor to apartments. The residential accommodation is all let separately. This property is available on favourable lease terms and is briefly described as follows:

TRADE AREAS

GROUND FLOOR:

The trading areas are arranged in two sections, having part mosaic tiled and part boarded floor, rustic panelled walls, assorted seating for 50+ customers. There is an 'L' shaped counter from the fully equipped BAR SERVERY which has pine panelled frontage. There are two open fireplaces, one having a feature cast iron back fitting and one having an exposed antique brick surround with cast iron solid fuel burner installed. Both fireplaces have a mosaic tiled hearth.

Off the inner hallway are a set of LADIES' and GENTLEMEN'S TOILETS.

The CATERING KITCHEN is comprehensively equipped, has nonslip flooring throughout, fully sealed walls and is arranged in three principal sections. There is a fully equipped CATERING KITCHEN with four section fitted galvanized extraction canopy and a comprehensive selection of stainless steel catering effects and work surfaces. There is a PREPARATION AREA as well as an on level BEER CELLAR which also provides dry storage facilities.

EXTERNAL

Lawned and block paved patio GARDEN AREA to the front of the property which is partially enclosed and provides customer seating. Hard standing CAR PARK to the side of the property which has space for 20 or so vehicles.

THE BUSINESS

As previously stated, the property was renovated by our client when it was closed. It went through a major redevelopment, with the first floor being converted to apartments and the trading areas being completely upgraded. The conversion of the adjacent outbuildings to a two bedroom house was also completed. Subsequently, the property was operated very much as a village pub with some food and takings for the first two trading years averaged approximately £2,000 per week. For the third year good catering staff were employed, and takings increased to approximately £4,000 per week including VAT. The property has subsequently been let to independent tenants, and no recent trading figures are available.

LICENCE

A full Premises Licence is held permitting the retail of alcohol:

Monday to Saturday: 10:00 - 00:00

Sunday: 12:00 - 23:30

SERVICES

Mains water and electricity are connected. Drainage is via a sewerage treatment plant. Central heating is via an air source heat pump and underfloor heating. All services are shared with the additional accommodation and first floor apartments. The successful tenant will pay for the same via a service charge.



LEASEHOLD	£15,000 to include fixtures and fittings. Stock at valuation in addition
TERM	Six years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to 3 months' rent in advance
RENT	£10,000 per annum, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Part repairing and insuring lease agreement. This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration and the maintenance of the gardens. The Landlord will retain responsibility for the decorative condition of the exterior of the property.
TIE	The lease will be free of any trade ties with the exception of draught ciders which must be purchased from Westons Cider whose head office and brewing plant is based in the village.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	VAT will not be payable on the Premium and rental payments



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