



The Trumpet Inn

Trumpet, Ledbury, Herefordshire, HR8 2RA

Tenure: Leasehold

Price: £10,000

Ref: 96379

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- C17th Grade II listed historic public house
- Prominent position on busy crossroads
- Three character trading areas (91)
- Gardens and car parking (38+)
- Three bedroom owners' accommodation
- Available on new free-of-tie lease

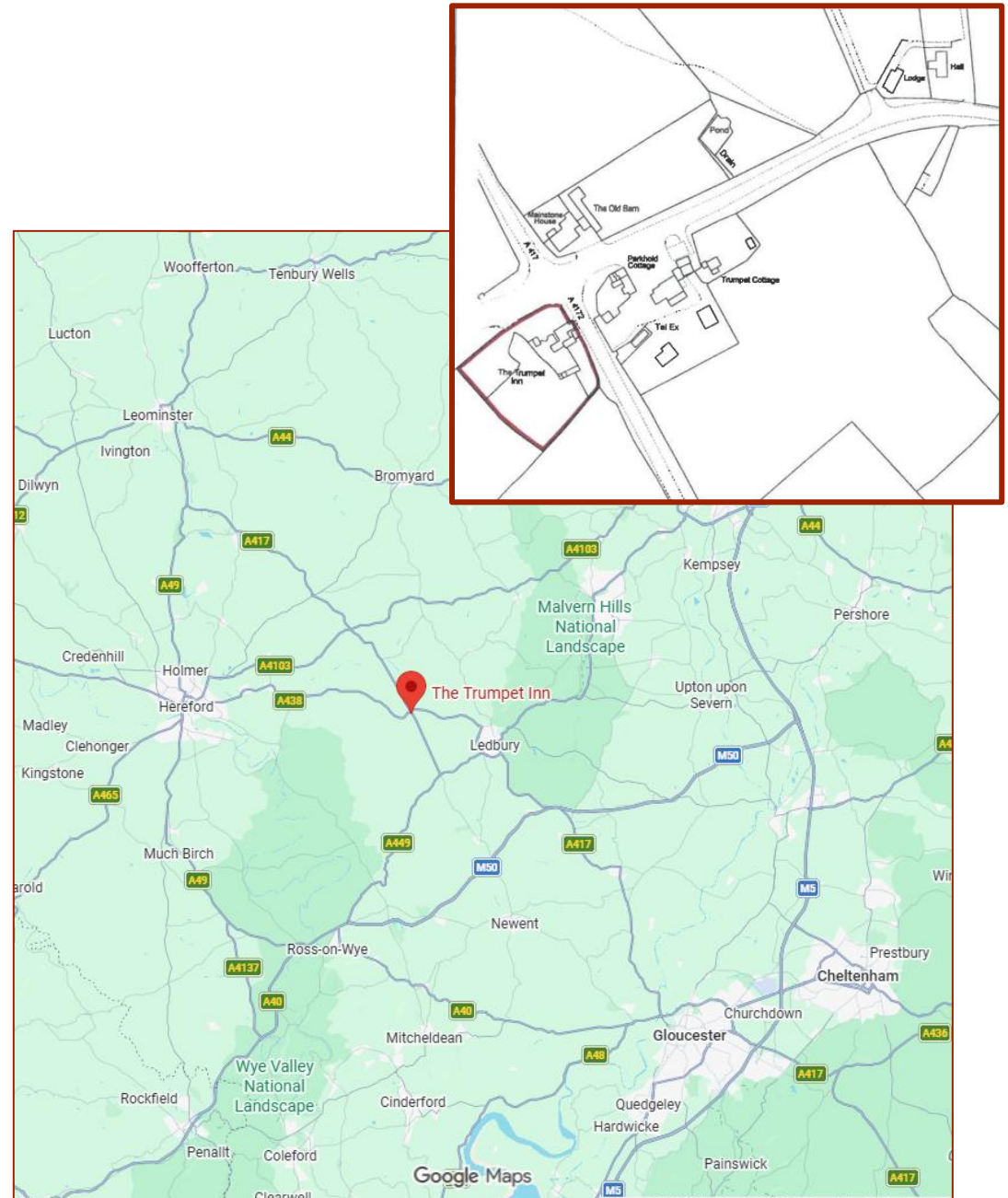
Location

This property is probably the most prominently located of any public house in the whole of Herefordshire. The cliché ‘landmark property’ is often overused, but this pub stands at the junction of the A438 Hereford to Ledbury road and the A417 which runs from Cirencester joining the A49 just south of Leominster. The surrounding village takes its name from the public house. It is only three miles from the expanding and popular medieval market town of Ledbury and 9 miles to the centre of the riverside cathedral city of Hereford.

The Property

The Trumpet Inn is a historic Grade II listed 17th century black and white inn set in a large plot. In addition to the trading and owners' accommodation, has extensive gardens and car parking and a wealth of period charm and character and is extremely well presented with a good established level of trade.

The property is briefly described as follows:



Trade Areas

The trading areas are in three principal sections with a two-section LOUNGE BAR which has terracotta style tiled floor and part carpeted floor, feature fireplace with stone surround and beamed lintel over. The room has a wealth of period charm and character including beamed walls and ceiling. Counter from BAR SERVERY which has panel frontage and is 'L' shaped. In total there is seating for approximately 20 or so customers. There is a small DINING ROOM off which has boarded floor, heavily beamed walls and ceiling, raised fireplace with beamed lintel over and traditional seating for 20 customers. The main RESTAURANT has been created in a more modern extension to the side and rear of the property having a conservatory style feel with full length glazing on three sides. This has also become the main entrance into the pub. The room has boarded effect floor, raised fireplace with antique brick exposed chimney breast and traditional seating for 51 covers.

LADIES', GENTLEMEN'S and DISABLED ACCESS TOILETS.

Also at ground floor is the pub's OFFICE. There is a basement BEER CELLAR (cask) with a purpose built on level cellar with external access which is utilized for keg beer.

The CATERING KITCHEN is comprehensively equipped with a full selection of stainless steel catering effects and work surfaces, Altro nonslip flooring, eight section ceiling fitted galvanized extraction canopy. There is also a walk-in COLD ROOM. To the rear of the kitchen but located externally are further service rooms in outbuildings. There is a stone-built outbuilding which houses a DRY STORE and a timber outbuilding which houses a WASH-UP/LAUNDRY ROOM.





Owners' Accommodation

At first floor is the owners' accommodation which comprises: galley style KITCHEN. Large domestic LOUNGE with beamed ceilings and walls, family SHOWER ROOM with suite of wash hand basin, double shower and WC. THREE DOUBLE BEDROOMS.

External

To the front of the property is a tarmacadam CAR PARK with space for 18 or so vehicles with feature cider press which stands adjacent to the main entrance to the pub. There is a lawned garden that wraps around to the side and rear of the property which is also part patio, all standing in the shade of an ancient yew tree. There is currently external seating for 80+ customers. There is a ramp up into a hardstanding overflow car park which has space for a minimum of 20 vehicles.

The Business

Our client acquired the property in December 2023 since when it has been operated by independent tenants and therefore our client, the freeholder, has no access to trading results.

Perspective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.





Licences

A Premises Licence is held permitting the retail of alcohol:

Sunday to Thursday: 10:00 – 00:00

Friday and Saturday: 10:00 – 01:00

Services

Mains electricity and water are connected. Sewage treatment plant. LPG and gas fired central heating.

Rateable Value: £20,500 from 1st April 2026

Local Authority: Herefordshire Council

0-25	A	
26-50	B	49 B
51-75	C	
76-100	D	
101-125	E	
126-150	F	
Over 150	G	



Tenure & Price

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

LEASEHOLD	£10,000. 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 three months' rent in advance
RENT	£25,000 plus VAT 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. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property
FIXTURES & FITTINGS	Will be retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair).
TIE	Free-of-tie
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 be payable on the Premium and rental payments



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