



Tram Inn

Eardisley, Herefordshire. HR3 6PG

Tenure: Freehold
Leasehold

Price: £410,000
£ 30,000

Ref: 87404

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- 17th century “black & white” village pub & restaurant
- Two attractive character trading areas (80+)
- Three bedroom owners accommodation
- Outstanding gardens with converted Brew House:-
- Games room & function facilities
- T/O £440,000 p a net of VAT (prior to closure)

Location

The delightful village of Eardisley stands in northwest Herefordshire on the famed “Black & White” Village Trail in the heart of the Wye Valley. It stands in the lee of the Black Mountains and the pub has views over these rugged mountain ranges from its gardens. The village stands on the A4111 which carries traffic between Hereford and the Welsh coast at Aberystwyth. The village is some five miles south of Kington, seven from Hay on Wye, 13 from Leominster and 15 from Hereford.

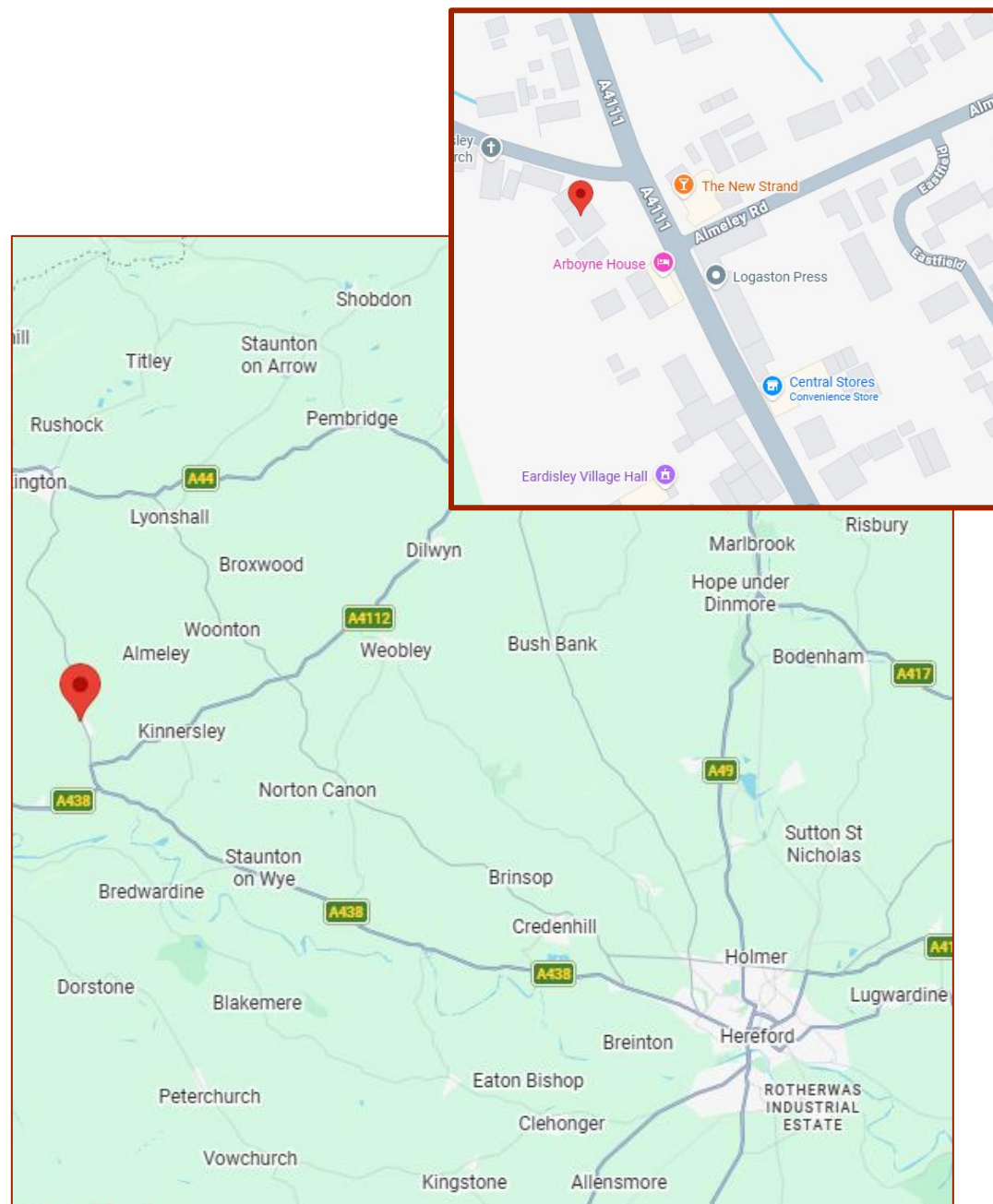
The Tram Inn stands at the very centre of the village adjacent to a shop, Post Office and another licensed premises which is additionally a tearoom and bookshop.

The Property

The Tram Inn is set back from the main road with a large draw on car park which is often used by the villagers as it is very much the community focal point. It is a Tudor style property which dates back to the 17th century with a more modern Georgian extension to one end.

The property is Grade II listed. It has a wealth of period charm and character and one of the best beer gardens in the county.

This is a beautifully presented property, well operated with a high level of turnover. It is briefly described as follows:



Trade Areas

GROUND FLOOR : The MAIN BAR is a room of immense quality and character having a mixture of stone flagged quarry tile and boarded floor, heavily beamed ceiling and exposed beam, brick and stone walls. There is part raised fireplace with cast iron solid fuel burner installed and assorted traditional seating including pews, settles and loose chairs for a total of 30 customers. 'L' shaped Bar Servery which has panelled frontage. The RESTAURANT is another quality room with boarded floor, loose carpets, part panelled walls, counter from Central Bar Servery and open fireplace again having a cast iron solid fuel burner installed. There is traditional dark stained seating throughout, currently arranged for 36 diners.

LADIES' and GENTLEMEN'S TOILETS, with the Gents approached from an external access. The toilets are contemporary and have recently been reappointed.

CATERING KITCHEN having Altro nonslip flooring, fully sealed walls, four section ceiling fitted galvanised extraction canopy and comprehensive selection of stainless steel catering effects (many of which have been acquired within the last twelve months) and work surfaces. Access through to PREPARATION ROOM, again being well appointed with quarry tile floor and walk in DRY STORE adjacent. In a STABLE BUILDING which is adjacent to the kitchen is considerable further storage. The room is sectioned with separate contained DRY STORE and FREEZER ROOM as well as walk in COLDROOM.

Owners' Accommodation

FIRST FLOOR : BEDROOM 1, double. BEDROOM 2, double. BEDROOM 3, master bedroom having feature Art Deco enamel tiled fireplace. BATHROOM with modern suite, wash hand basin, WC, shower and freestanding bath. This bathroom has heavily beamed ceiling and walls and nonslip flooring. OFFICE. Large DOMESTIC LOUNGE.





External

BREW HOUSE

To the rear of the property is a former BREW HOUSE which has been converted into a GAMES ROOM. It has separate external access and boarded floor, assorted traditional seating and vaulted ceiling. The Brew House currently houses a pool table which can be covered when the room is used for functions. There are five sectioned retractable glazed doors on runners which allow one side of the Brew House to be completely opened out, leading onto a stone paved patio covered by a high quality pergola constructed by the renowned Border Oak Design & Construction Company.

This can be utilised for separate functions or just as an outstanding external trading facility. It forms part of the garden areas which are a feature of the pub, the plot extending to 0.45 of an acre.

Enclosed PRIVATE GARDEN/COMPOUND which is part brick paved and part lawned and utilised by our clients' young family as well as for other storage including the main wood store.

Extensive lawned TRADE GARDEN with 'A' frame picnic style bench seats, four separate petanque pistes, brick built barbecue area and raised pond.

To the front of the property is a good size draw on CAR PARK with space for 20+ vehicles.

The Business

The Tram Inn has been operated by the existing owners since March 2018. However, some three years ago they decided to close the business. Takings prior to Covid amounted to £440,000 net of VAT, split 70% food sales and 30% wet sales. The Covid pandemic affected trading patterns and shortly afterwards they decided to close altogether and concentrate on their other careers. Prior to their purchase, the pub had been in the hands of their predecessors for eight years, during which period it also traded extremely well, at an even higher figure than our clients achieved. Accounts for the year ended 30 September 2016 showed takings net of VAT of £475,000.



Tenure & Price

FREEHOLD £410,000 to include fixtures and fittings. Alternatively:-

LEASEHOLD	£30,000 furnished let.
TERM	Six years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Non assignable.
DEPOSIT	A deposit equivalent to three months' rent in advance.
RENT	£28,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Full repairing and insuring lease.
INVENTORY	The Landlord will retain ownership of the trade fixtures & fittings, maintenance and repair will be the responsibility of the Tenant.
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.

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

Licences

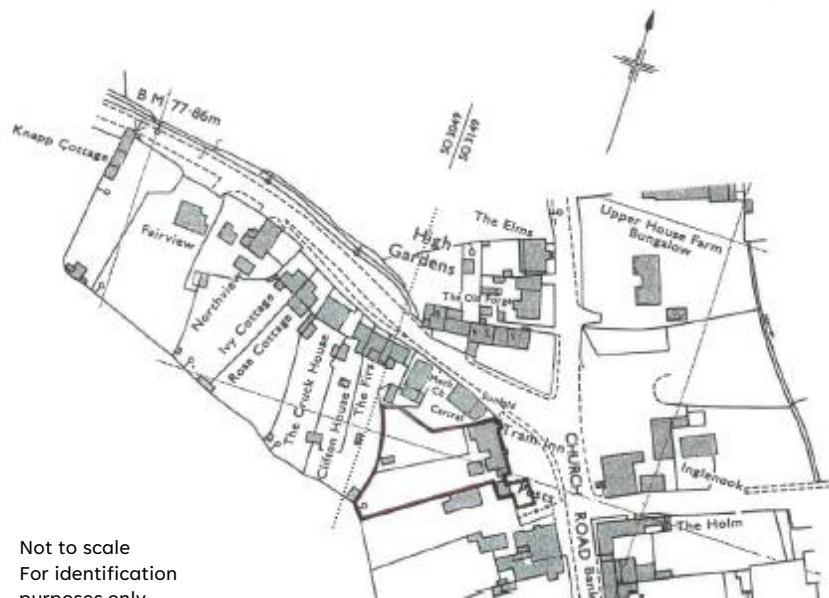
Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 11:00 and 23:30 Monday through to Thursday, 11:00 and 00:30 on Fridays and Saturdays, 12:00 and 22:30 on Sundays.

Services

Mains electricity, water and sewage are connected. LPG gas tank. Gas fired central heating.

Rateable Value: £15,750 from 1st April 2026.

Local Authority: Herefordshire Council, Plough Lane, Hereford, HR4 0LE. Telephone 01432 260000.



Not to scale
For identification
purposes only



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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.