



The Mill Race

Walford, Ross-on-Wye, Herefordshire, HR9 5QS

Tenure: Freehold

Price: £450,000

Ref: 96357

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Two section bar and restaurant (85)
- First floor private dining/meeting room (24)
- Two bedroom owners' accommodation
- Excellent trade garden (60)
- Car park (40)
- Additional land available with P/P for 10 bed hotel

Location

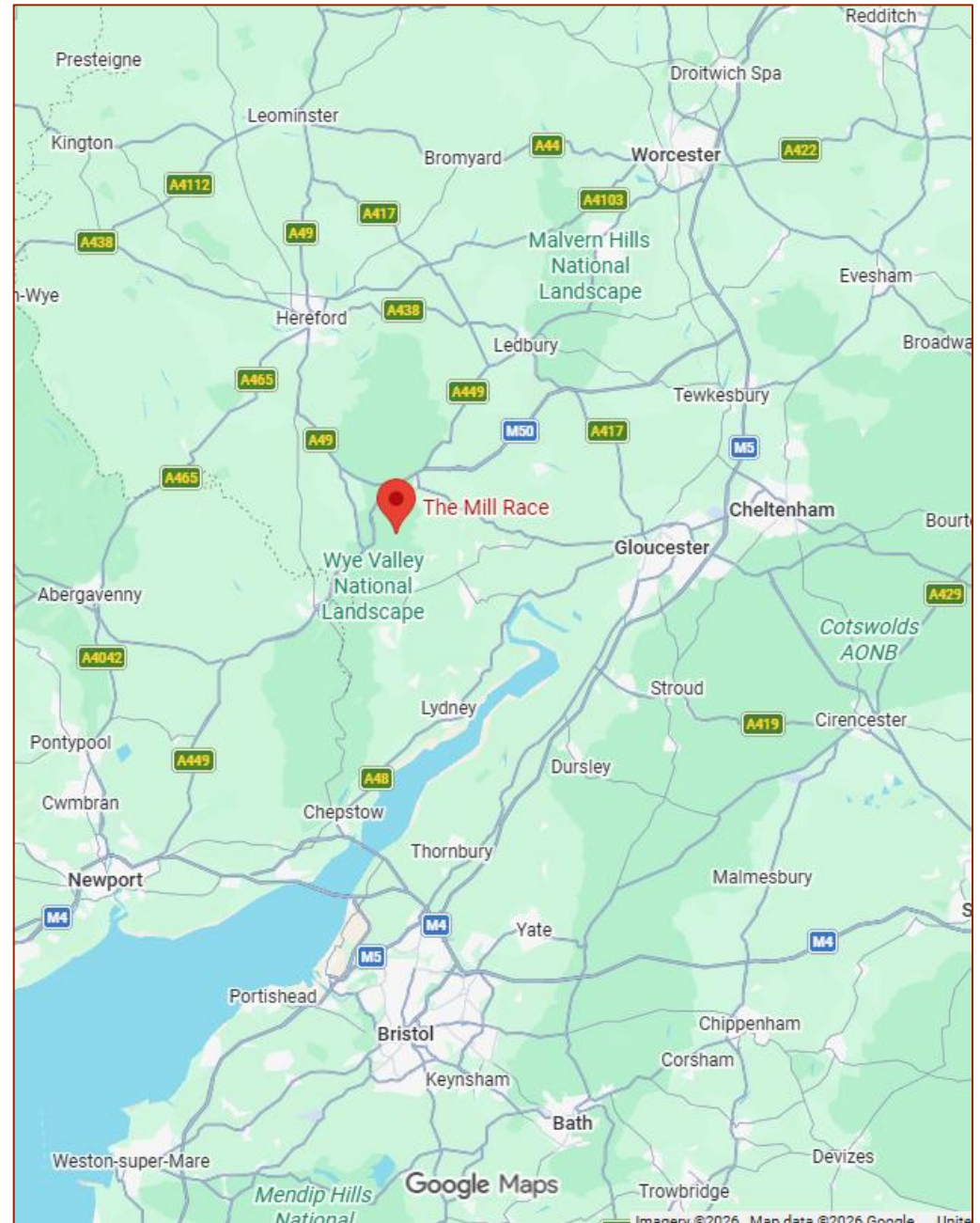
The village of Walford stands 2.5 miles south of Ross-on-Wye facing the busy A4243 Wye Valley Road leading to the Royal Forest of Dean. It is ideally located for nearby tourist attractions such as Goodrich Castle and Symonds Yat.

Due to its proximity to Ross, it is one of the most popular residential locations commanding some of the area's highest property values.

The Property

The property was acquired by our clients in 2004 and was subsequently completely refurbished. The quality of this development will be evident to all who view.

It now offers excellent and well-appointed and arranged trading facilities as well as owners' accommodation. There is also the option of acquiring additional land with the benefit of planning permission for hotel accommodation. It is briefly described as follows:



Trade Areas

The Mill Race is a beautifully presented pub and restaurant which has been much improved during our clients' period of ownership. It consists of an open-plan trading area which also provides intimate, separate dining sections. The room principally has a flagged floor but there is some boarded flooring. It is arranged around a central BAR SERVERY which has upholstered panelled frontage. There is contemporary fixed and loose seating for 60 or so customers. There is access through to an additional DINING ROOM which has a high, vaulted and beamed ceiling, double sided fireplace with access into the main bar with cast iron solid fuel burner. This room has seating for a further 24. A staircase from the main bar leads to a FIRST FLOOR DINING AREA which has boarded floor and seating for 24 or so customers. There is an excellent link between the trading areas and the external areas with the main bar leading straight onto the patio area.

At ground floor is a set of LADIES' and GENTLEMEN'S CUSTOMER TOILETS. STAFF CLOAKROOM with separate WC and an OFFICE.

There is a large CATERING KITCHEN with Altro nonslip flooring, UPVC panelled walls, a six section galvanised extraction canopy and dumb waiter access to the first floor mezzanine area. Set off the kitchen is a PREPARATION AREA, DRY STORE and WALK-IN COLD ROOM.

At first floor and adjacent to the mezzanine restaurant is a further equipped KITCHEN/PREPARATION ROOM.

Owners' Accommodation

Comprising; KITCHEN, good size DOMESTIC LOUNGE and TWO EN SUITE BEDROOMS, both of double size.





External

The external areas are a feature of the pub and consist of a raised PATIO which is enclosed and also has a decked, covered area with catering dispensing area with a permanently constructed pizza oven and stainless steel topped servery. This area has fixed and loose rattan style seating currently arranged for up to 40 or so customers. To the front of the property is a tarmac and gravelled CAR PARK with space for 40+ vehicles.

Additional Land available

Available in addition is a large area of ground which has been utilised as a beer garden in the past, but because of the excellent facilities that the beer patio and decked area provide, is rarely used. Our clients have obtained planning permission to construct on this land a ten-bedroom hotel accommodation facility which also includes a village shop. This land (coloured blue on the plan) can be acquired by separate negotiation in addition if required for the price of £150,000.

The Business

The property was acquired by our clients some 22 years ago, since when it has been operated by independent tenants as an investment.

Therefore, no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.



Tenure & Price

FREEHOLD £450,000 for the land coloured red on the plan to include goodwill, fixtures and fittings. 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.

Licences

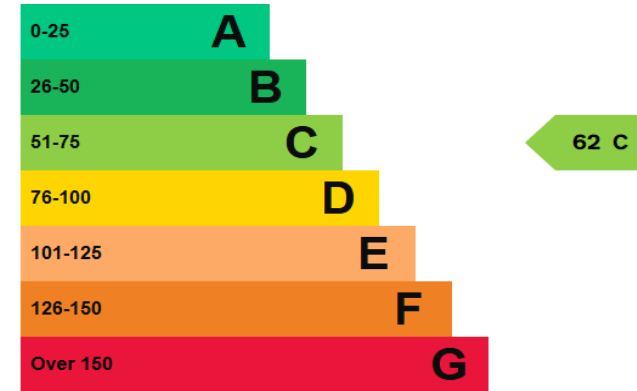
A Premises Licence is held permitting the retail of alcohol:

Seven days a week: 09:00 – 00:00

Services

Mains water and electricity are connected. Private drainage system. Oil fired central heating.

Rateable Value: £18,000 as at 01 April 2026







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



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

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