



# SIDNEY PHILLIPS

*Property  
Details*



Office: Hereford

Ref: JW/20585

Tel: 01981 250333

Version: 04/02/02

**SOLE SELLING AGENTS  
FOR SALE BY PRIVATE TREATY  
Free, Fully Licensed and Freehold**

Riverside Country Inn with Camping Site offering peace and tranquillity  
which will appeal to country lovers seeking to escape the 'Rat Race'



## BRIDGE INN

MICHAELCHURCH ESCLEY, HEREFORD. HR2 0JW

**PRICE : £265,000 FREEHOLD**

**Six computer linked regional offices:-**

28 Silver Street, Ilminster, Somerset, TA19 0DR

Inn House, 1 High Street, East Hoathly, Lewes, East Sussex. BN8 6DR

21 Front Street, Acomb, York, YO24 3BW

01460 259100

01825 880022

01904 793333

6 Manor Road, Rushton, Kettering, NN14 1RH

The Parade, 69 Spenser Avenue, Yarnton, Kidlington, Oxford, OX5 1NQ

Head office, Shepherds Meadow, Eaton Bishop, Hereford. HR2 9UA

01536 712812

01865 377399

01981 250333

Sidney Phillips Limited - Registered Office : Shepherds Meadow, Eaton Bishop, Hereford. HR2 9UA.

Registered No. 2362635

A4 LB 899



## **BRIDGE INN**

This delightful old pub nestles in the picturesque Escley Valley in the beautiful foothills of the Black Mountains. Michaelchurch is some 13 miles from Hereford and Abergavenny and is easily found by following the signs to the Church on entering the village from the B4348 Golden Valley Road, from Hereford to Hay on Wye. This is an area of considerable appeal for the country lover having a profusion of footpaths and riding facilities.

**The Bridge** is a delightful period property built of stone under mainly slate roofs. It has a long frontage to the Escley Brook to include picturesque gardens, woodlands and the exceptionally well planned camping and caravan site, which is listed with the Caravan Club for 12 units.

The Pub has partial solid fuel central heating and offers the following well planned accommodation which briefly comprises:-

### **GROUND FLOOR**

**Front Entrance Lobby** to the **Local's Bar/Lounge** approx. 5m x 6m having part wood block flooring and part fitted carpet. A delightful period atmosphere is created by a wealth of exposed beams and joists to ceilings, massive open stone fireplace featuring the former bread oven and including log burning stove, which heats the hot water and five radiators. Traditional style pew seating, chairs and stools for approx 30. Single return tongued and grooved solid top Counter to the **Servery**. **Games Room Bar** approx 4m x 5m having fitted carpet, corner stone faced timber top Counter to the connecting Servery, pool table, Juke Box and fruit machine on 50/50 split basis. Pew seating and stools for approx 10.

The **Restaurant** off the Lounge/Local's Bar is approx. 5.5m x 3m featuring exposed beams and joists to ceiling and exposed full width stone wall incorporating large fireplace with stone hearth which can be used for real fires. Fitted carpet, radiator and seating for approx 19/20 customers.

**Catering Kitchen** directly opposite, in galley style, approx. 4.5m x average width of 3m having vinyl tiled floor and a range of equipment including trunked extraction system over the cooking area.



**Bar Servery** with Brewery owned Python beer raising system. Bottle cooler cabinet, two sinks and electronic cash register. On level cooled **Cellar** immediately adjacent which has direct access from the outside for deliveries off the adjacent lane. External access to shelved and racked **Bottle Store**. Integral **Food Store** off the Patio with refrigeration units and shelving.

### **FIRST FLOOR**

#### **LIVING ACCOMMODATION**

Approached by both an internal and external staircase. **3 Bedrooms** (2 doubles and 1 single) two featuring exposed beams to the semi vaulted ceilings. **Lounge** approx 4.5m x 6m with Velux windows, fitted carpet, vaulted ceiling with exposed beams and trusses and door onto the external metal staircase. Former **Private Kitchen** now adapted as a Nursery. **Bathroom** with corner shower bath, basin to vanity unit, low flush WC, plumbing for automatic washing machine and airing cupboard with hot water cylinder with immersion. The central Hallway is wide enough to provide **Office Facilities**.

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#### **OUTSIDE**

The **Grounds** which extend to just under an acre include extensive frontage to the picturesque Escley four electrical hook ups. Lawned **Trade Garden** which has been fenced off to provide security for Children. Riverside **Patio** with seating. Ample **Parking Facilities**. External **Ladies and Gentlemen's Toilets**. Timber built **Garage Block** with space for 2 vehicles having power and light and including **Ladies and Gentlemen's Ablution Facilities** each having shower and separate W.C.

The approach Lane is understood to be maintained by the Local Authority extends to a track over which a local farmer has a Right of Way.

#### **MEASUREMENTS**

Room sizes and other measurements and capacities quoted are ESTIMATES for rough guidance only. Accurate measurements have NOT been taken.

#### **SERVICES**

Mains water and electricity, septic tank drainage the tank being on site. Calor gas for cooking. Partial solid fuel central heating. It should be noted that the tarmacadamed approach lane which essentially terminates at the pub is maintained by the Local Authority.

#### **LICENCE**

The premises hold a Full On Licence. The Agents have not had sight of this licence and prospective purchasers must verify this information for themselves.

#### **LOCAL AUTHORITY**

Herefordshire Council, Hafod Road, Hereford. HR1 1SH. Telephone 01432 260000. Prospective purchasers are advised to make their own enquiries with the local council to verify to current rates payable and to establish the position in respect of any appeals and the inheritance of any transitional relief, which may reduce or increase the rating liability.

#### **TRADE** (as at February 2002)

Our clients operate the business as a family venture appealing to the local farming community and during the summer to the considerable influx of tourists. Certified accounts for the financial year ended 31st March 2000 show sales of £85,612 net of VAT divided in the approximate ratio 75% wet to 25% catering. A gross profit of approximately 50% was declared. Unfortunately, due to the imposition of Foot & Mouth restrictions sales in 2001 were severely restricted and are not truly indicative of the trading levels at this house.

Latterly this house has been run mainly as a wet sales orientated business and undoubtedly the total sales could be significantly increased by operators wishing to concentrate on providing good quality catering for which there is a strong demand in the area.

Copies of the certified trading figures for 1999 and 2000 will be made available to genuinely interested prospective purchasers. The Agents have not seen certified accounts and prospective purchasers must verify this information for themselves.

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**PRICE**

**£265,000** for the **FREEHOLD** to include the goodwill of the business and the trade furniture, fixtures, fittings and effects, excluding items of a personal and private nature, the extent of which will be indicated by the vendors at the time of inspection. Certain items including the greenhouses, a wooden shed and new timber garden furniture may be purchased by negotiation in addition.

**STOCK IN TRADE**

Wet and dry stock in trade, returnable containers, bar glassware, fuel and sundries to be taken over at valuation in addition.

**TO VIEW**

Strictly by prior appointment only through the vendors sole selling agents, Sidney Phillips, Hereford Office on 01981 250333.

**FINANCE**

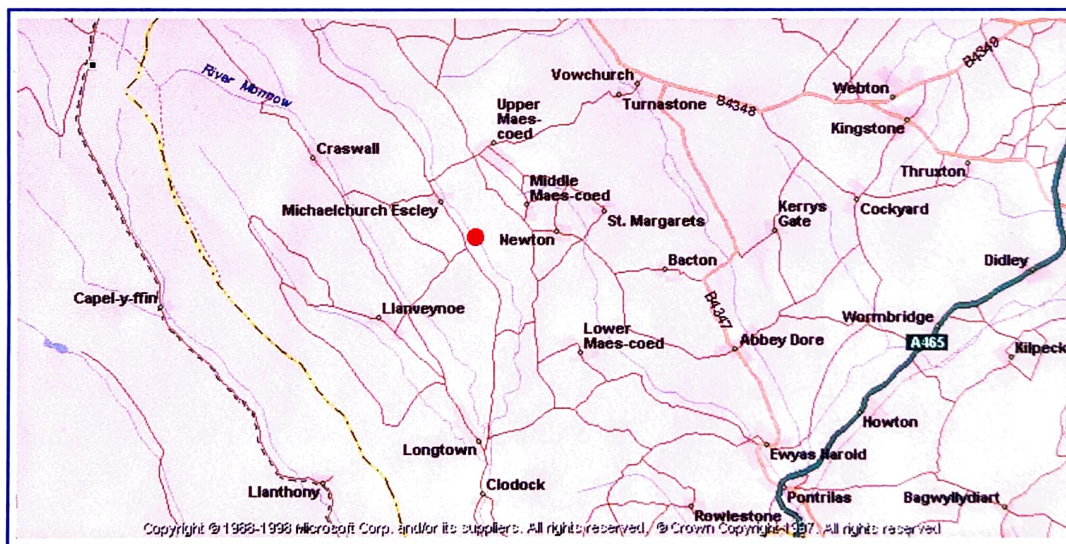
Sidney Phillips will be pleased to introduce applicants to their Mortgage Brokers, who specialise in Licensed Property Finance, with funding available from Commercial and Brewery sources. The Brokerage House is entirely independent of Sidney Phillips and can give professional and impartial advice to prospective purchasers on their financial arrangements.

**INSURANCE**

For details of our tailor made "Innplan" insurance package, telephone 01981 250333. Immediate cover can be offered on your Property, Business & Contents - at the right price!

**VENDORS SOLICITORS**

Messrs. Beaumonts (Mr. Gary Davies), Offa Street, Hereford, HR1 2LJ. Telephone 01432 352345.

**IMPORTANT NOTE : VIEWING ARRANGEMENTS**

Proprietors are generally very concerned that their intentions to move are kept private, especially in respect of their staff and customers. Applicants are particularly requested to comply with the viewing arrangements given and when telephoning or calling, not to divulge the nature of their business to anyone other than the person or persons named.

**SERVICES AND EQUIPMENT**

Reference to any service, equipment, fixture or fitting shall not constitute a representation as to its condition or that it is capable of fulfilling its intended function. Applicants should satisfy themselves as to the fitness of such items for their requirements.

**CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED (MISREPRESENTATION ACT 1967)**

All negotiations must be conducted through Sidney Phillips Limited (trading as Sidney Phillips). These particulars do not constitute any part of an offer or contract and properties are offered subject to being sold, let or withdrawn without notice at any time and without liability for any expenses incurred by applicants. All statements and descriptions are made without responsibility or warranty by us, the vendors or lessors. Intending purchasers/applicants must check for themselves. Any map : Crown copyright reserved. Lic. No. ES 745073.