



THE PRINCE OF WALES INN
WALFORD ROAD, ROSS-ON-WYE, HR9 5AP

- HANDSOME DETACHED PUB IN A PICTURESQUE MARKET TOWN.
- PROMINENT AND HIGHLY VISIBLE LOCATION ON MAIN CROSS ROADS.
- LARGE TRADE SPACE FOR A TOTAL OF 80 COVERS
- IDEAL FOR DINING, DRINKING AND LIVE MUSIC.
- LARGE BEER GARDEN WITH 30 COVERS
- PROVIDING A PLEASANT SPOT FOR A MEAL OR ALFRESCO DRINK.
- REFURBISHED IN 2017.

REF: 216
LEASE £15,000

£15,000 is thought to be the minimum amount of cash needed in order to enter this excellent pub business.

For further information please call:
Bruce Sprosen on 07467 947296

BATH

3 Edgar Buildings, George Street, Bath, BA12FJ
t: +44 (0) 1225 720393

LONDON

71-75 Shelton Street, London, WC2H 9JQ
t: +44 (0) 203 9678374

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LOCATION

Ross-on-Wye is a beautiful market town located to the north of the Forest of Dean and surrounded by rolling Herefordshire countryside.

Commuter links are excellent with M50 and M449 on a two minute drive from the Pub ensuring easy access to major cities such as Birmingham, Cardiff, Gloucester and Bristol.

The beautiful surrounding countryside coupled with the River Wye itself means that the area is popular for tourists who provide a welcome addition to the steady local trade.

The Pub enjoys a prominent trading position and really should be visited to be appreciated.

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HEREFORDSHIRE, HR9 5AP

THE BUSINESS PREMISES

The internal trading space was refurbished in June 2017 and has a pleasing combination of modern and traditional finishes.

MAIN LOUNGE

The main Lounge to the front of the property is the heart of the pub and has a very fine fitted back bar servery. Seating around 50.

TRADING AREA

The spacious trading area holds live music acts, open mic and quiz nights.

FUNCTION AREA

To the rear is a Restaurant of Function Room that can seat a further 50.

CATERING KITCHENS

There is also a fully fitted Catering Kitchen.

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PRIVATE QUARTERS

There is a three bedroom flat on the first floor.

OUTSIDE

There is a Trade Patio for around 10 and lovely lawned garden for a further 30 customers. There is also a Car Park for around 20 although the car parking is very easy all around the pub.

THE BUSINESS

Is open and trading. Our clients view is that a fair maintainable potential turnover is in the sum of £315,000 per annum (we are unable to warrant these trading figures).

TENURE

The property is available on a Brand New Agreement with El Publican Partnerships with an annual rent of £22,000 per annum. For further information please contact Bruce Sprosen on 07467 947296.

VIEWING

Strictly by appointment and under no circumstances must any approach be made directly to the business. Arrangements can be made via Sprosen on **01225 20393** or if you prefer call Bruce Sprosen of Sprosen on **07467 947296**.

CONTACT BRUCE

07467 947296

BRUCE@SPROSEN.COM