



Location

East Street
Hereford City Centre

Type

Hospitality Space
Restaurant, Bar,
En-Suite bedrooms

Guide Price

Freehold - £650,000
w/vacant possession.

Booth Hall

An exciting redevelopment opportunity
in the heart of an historic cathedral city.

The Booth Hall Public House is situated between High Town and East Street, and directly off High Town via The Booth Passage which passes underneath an ancient hall known as The Merchant room.

The Booth Hall Public House consists of a three storey building, including cellars with a south facing "beer garden" and a detached stable building, car-parking, and re-instated covered walk way. The

Public House is a sizeable property, potentially providing the opportunity for multiple income streams from the City centre Public House & restaurant. Thomas Gwillim applied for an ale house licence in 1727, and there is extensive history about the Booth Hall buildings from 1390's.



Enquiries

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Viewings by appointment only.

Arkwright Owens
CHARTERED SURVEYORS



Location

East Street
Hereford City Centre

Hereford is a Cathedral city and county town of Herefordshire. The immediate population is 59,000 people and the county wide population includes towns such as Hay-on-Wye, Ludlow, Leominster, Ross-on-Wye, Monmouth and Ledbury, over 250,000 people, that regularly travel into Hereford for retail and leisure activities.

Hereford is situated on the north side of the River Wye, approximately, 17 miles east of the Welsh Border, 24 miles south west of Worcester and 23 miles northwest of Gloucester. Herefordshire is an unspoilt county with areas of outstanding beauty.



Proposed Layout

Restaurant, Bar, 'Hotel' Rooms

First Floor Merchants Room 103.6 sq.m (1114 sq.ft)

Re-instate original floor, capable of serving 30 covers. Impressive fireplace and Gothic vaulted ceiling with minstrels' gallery.

First Floor 45.2 sq.m (486 sq.ft)

These letting rooms can provide Air BnB income streams for Gastro Events and tasting evenings.

The Booth Passageway 25 sq.m (271 sq.ft)

The covered walk way measures 12.6m x 2m and is capable of seating 10 covers. With feature lighting the Booth Passageway will be improved.

Second Floor 152.5 sq.m (1640 sq.ft)

Five letting rooms creates a small hotel over the public house and restaurant, all with separate access from the beer garden.

First Floor Kitchen Area 70 sq.m (753 sq.ft)

Incorporating, wash down areas, sinks and draining area, staff WC and office, dry store areas, walk-in fridge area.

Indicative renders on following page.

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Indicative Renders

1. Ground Floor 1 2. Passageway 3. Ground Floor 2 4. First Floor



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Services & Legals

All mains services will be connected gas, water and drainage, electricity.

Each parties will be responsible for their own legal costs. This property will attract VAT on the purchase price.

Business Rates

Business rates is based on turnover of the public house.



Agent Notes

The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties: statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as a statement of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

These particulars are prepared for the guidance only of prospective purchasers, or lessees. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs), is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any moveable contents, fixtures and fittings (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any moveable contents or include them in any offer for the property, the buyer cannot in any respect imply such inclusions from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulations or other consents and these matters must be verified by an intending purchaser. The information given in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. Arkwright Owens has not tested apparatus, equipment, fittings, or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. The photograph may have been taken with the use of a wide-angle or zoom lens. All room sizes are approximate and if measured into a recess then this is indicated. The property is sold in the foregoing particulars. Any item not mentioned herein is specifically excluded. Revised 16/02/19 JJJO

Vendors

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