



FOR SALE

TALBOT HOTEL, LEOMINSTER

- Centrally located three star market town hotel
- Wide range of high capacity facilities
- 31 bedrooms and car park
- Revenue £518,891 in y/e July 2018

**Offers in the region of
£1,350,000 – Freehold**

CONTACT US

Viewing is strictly by appointment through Colliers.

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Hotels

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www.colliers.com/uk/hotels



TALBOT HOTEL

WEST STREET, LEOMINSTER. HR6 8EP

The Talbot Hotel is in the centre of the pretty market town of Leominster and with parts of the building thought to date back to the 15th Century there is plenty of character with many heavy beams and exposed timbers in evidence. The hotel has great capacity with bars, two restaurants and a fine function room with its own bar and kitchen. On the first floor is a dedicated meeting/conference room and there are thirty-one bedrooms too. The balance of accommodation leads to a good mix of business with both leisure and commercial visitors as well as a following from local residents in the bar, restaurants and function facilities.

The ancient market town of Leominster stands at the crossroads of the A44, Cotswolds and Worcester to mid Wales and the A49 which runs North/South through the Marches. The town centre still shows it's medieval and Tudor past with narrow lanes and half timbered buildings. Surrounded by rolling farming country and the famous black and white villages which form a dedicated tourist trail, Leominster is an ideal touring base with Shropshire, Mid Wales and the Cotswolds all within easy reach. However, there are plenty of lovely country walks close by for those looking for a more leisurely break and plenty of other activities available including golf, horse riding and flying instruction in light aircraft and helicopters. There is also a business park on the edge of town which attracts custom to Leominster.

Our clients bought The Talbot Hotel in 2006, the intention being for it to be a relatively hands off investment while they continued to run a business in Somerset where they live. That aim has been achieved and the hotel runs with minimal supervision, usually one visit a week. However, with the Somerset business taking off and growing the time to supervise the hotel is impacted and our clients have decided it should be sold so that new buyers can put more energy into the operation while they concentrate on their other business.

THE PROPERTY

The Grade II listed building is thought to have it's origins in the 15th Century, although the listing only mentions as far back as the 17th Century.

The accommodation is on three floors with a basement cellar. It has colour washed elevations under slate and tiled roofs.



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PUBLIC AREAS

There are two entrances from West Street and another from the car park which leads into the spacious reception area where there is a reception desk with office behind. The Tudor bar has heavy ceiling timbers and an open fireplace. The Minster bar has exposed structural timbers and a bar servery. There are two restaurant sections, the Berrington restaurant, the front part of which seats about 20, the central part seats 32. Off this is Claridge's restaurant for 24, a room suitable for private parties as well as overspill from the main restaurant. There are three conference rooms, the Berrington Room, which accommodates up to 30 theatre style. The Tudor Room has its own bar and kitchen and also caters for functions including weddings for up to 150.

LETTING BEDROOMS

31 letting bedrooms to sleep 61 (26 Double or Twin, 3 Single and 2 Family rooms) all rooms have en suite bathrooms and wc or en suite shower and WC. 21 rooms have central heating radiators and 10 electric heating and all have direct dial telephone, colour television, tea and coffee making facilities and hairdryers.

STAFF ACCOMMODATION

There are 2 staff bedrooms, both single.

SERVICE AREAS

Two kitchens and several storage areas.

OUTSIDE

At the rear of the hotel is its own tarmacadam car park with 25 marked space and access both from West Street and from a public car park to the rear. On the perimeter of the car park is a workshop, bottle store, general store and refuse container compound.

SERVICES

Hereford District Council 01432 260000

Mains, gas, electricity, water and drainage. Heating principally by gas.

LICENSES

Premises licence. Civil Marriage Licence

LISTINGS/WEBSITE

AA three star hotel

<http://www.talbothotelleominster.com/>

TRADE

Management accounts provided by our client show net sales of £518,891 in the year ended 30th July 2018 of which over half was valuable accommodation revenue. Further details on request.

PRICE

£1,350,000 for the freehold property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender of broker involved.

TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights

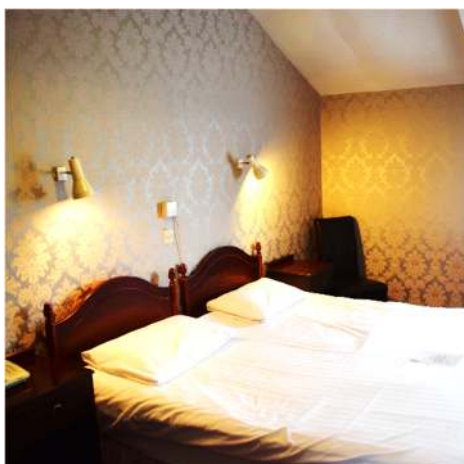
DIRECTIONS

Ludlow 12 miles, Hereford 16, Worcester 28, Birmingham 49, Cheltenham 51, Bristol 81 and London 159.

From the A49 turn into Leominster at the roundabout where the road is joined by the A44 from Worcester. Turn right at the first roundabout and follow this road into Etnam Street until you reach a T junction. Turn right at the T-junction and the entrance to the hotel carpark is on the left just before the next left-hand bend.

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FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:



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