

ON THE INSTRUCTIONS OF DAMIAN WEBB AND DIANA FRANGOU OF RSM RESTRUCTURING ADVISORY LLP AS JOINT ADMINISTRATORS OF LEISURE & DEVELOPMENTS LTD.



FOR SALE

THE RADNORSHIRE ARMS, PRESTEIGNE

- Beautiful “Black and White” 19 bedroom hotel with Tudor origin.
- On edge of unspoilt borders town
- Public rooms of great character and refurbished bathrooms
- Now closed

Freehold £550,000

CONTACT US

Viewing is strictly by appointment through Colliers.

Peter Brunt LLB DipLE MRICS

Hotels

0117 917 2000

Peter.brunt@colliers.com

Property Ref: 215027

www.colliers.com/uk/hotels



THE RADNORSHIRE ARMS

HIGH STREET, PRESTEIGNE, LD8 2BE



It is thought that the original house on this site was built in the mid 16th century. Other additions in the 17th century and later have done nothing to spoil the character of this wonderful building with its timber frame construction, wealth of exposed beams and timber panelled walls. The public rooms comprising bar and two restaurants are particularly attractive rooms and the letting rooms have refurbished bathrooms and all this is complemented by pretty gardens.

The Radnorshire Arms is situated on the edge of the pretty and unspoilt borders town of Presteigne. Surrounded by wonderful open countryside this is a lovely location in which to work and live. As well as attractive the more discerning visitors whose interests include walking, riding, bird watching and golf, there is a good mix of commercial and local trade to be had and the hotel has also previously established itself as a popular venue for weddings.

Prior to going into administration in August 2018 the property was operated by owners who acquired the hotel in 2007 through ourselves.

THE PROPERTY

The Grade II* listed property was reputedly constructed in the late 16th century and restyled in 1616 with a new Black & White timbered façade. In Victorian times a rear extension was added and, in the 1970s, a detached single storey lodge style bedroom block was built to the rear. The hotel is mainly constructed with timber framed and rendered elevations under roof of slates, clay and stone tiles. The accommodation is arranged on ground, first and second floors.

PUBLIC AREAS

From the High Street steps lead up through a porch to the main entrance via a Lobby into the Entrance Hall with reception desk. To the right is the Bar with seating for about 34, which has exposed beams, open fireplace, timber panels walls and a bar servery. To the left of the hallway is the Restaurant, a double aspect room with about 45 covers with oak panelling, fireplace and French windows to the garden. The adjoining Oak Room is an overflow Restaurant/Meeting room for 20 with oak panelling and doors to the garden. On the first floor is a double aspect Residents Lounge which has an open fireplace, panel dado and seats about 16. An interesting feature in one corner is an ancient priest hole.

LETTING BEDROOMS

19 letting bedrooms to sleep up to 55 (18 double or twin, 1 family). Eleven bedrooms are in the main building and eight in the lodge.

All rooms have central heating radiators, and the bathrooms all appear to have been refurbished recently.

THE RADNORSHIRE ARMS

HIGH STREET, PRESTEIGNE, LD8 2BE



OWNERS/STAFF ACCOMMODATION

In one section of the top floor are a bedroom, bathroom and kitchenette and in another rooms currently used for storage. Three of the letting bedrooms in the main hotel have in the past served as an owners' flat.

SERVICE AREAS

Kitchen with walk in refrigerator and dry store. First floor laundry room. Basement cellar. Manager's office. Housekeepers store.

OUTSIDE

The hotel stands in just under an acre laid to lawn with flower beds and borders containing many shrubs and mature trees. Accessed from the rear of the garden is a car park.

SERVICES

Powys County Council at Llandrindod Wells.

We understand the property is connected to mains gas, electricity, water and drainage. Heating by gas.

INVENTORY

The property appears to be fully equipped. An inventory has not yet been completed.

TRADE

Extracts of accounts for the years ended August 2012 have been seen by us and show net of VAT sales of £631,382 these showing EBITDA of £285,756. Neither we nor the administrators are able to verify this information.

PRICE

£550,000 for the freehold interest complete with trade contents (according to inventory) and goodwill.

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

Leominster 13 miles, Ludlow 18 miles, Hereford 25 miles, Worcester 36, Shrewsbury 40, Birmingham 55.

Driving North on the B4355 parallel with the High Street you will see signs for the Radnorshire Arms on the right hand side. Immediately after the signs turn right back into the High Street and the hotel will be seen on the right. Alternatively, park in the car park on the main road from which there is a gate into the hotel grounds.

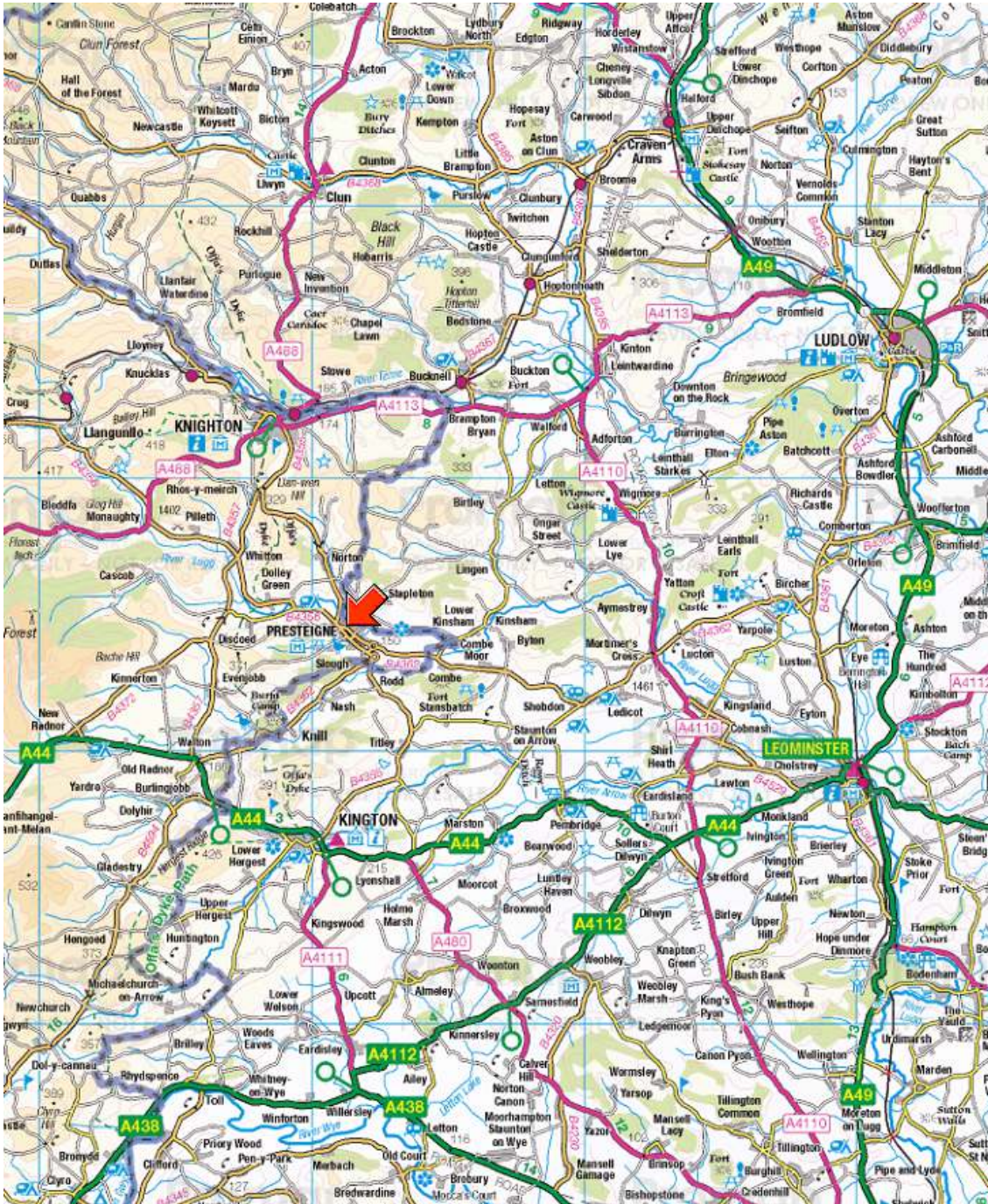
THE RADNORSHIRE ARMS

HIGH STREET, PRESTEIGNE, LD8 2BE



THE RADNORSHIRE ARMS

HIGH STREET, PRESTEIGNE, LD8 2BE



FURTHER INFORMATION

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



Peter Brunt LLB DipLE MRICS
Tel: 0117 917 2000
Mob: 07885 096857
Email: peter.brunt@colliers.com

Disclaimer

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. October 18. Colliers International is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.

www.colliers.com/uk/hotels

