



Farmers Inn

1 Hereford Street, Presteigne, Powys LD8 2AW

Tenure

Freehold

Price

£250,000

- Delightful Tourist Town location
- Deceptively large property
- Excellent order and lots of character
- Spacious 4 bed private quarters
- Same hands for 26 years



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Location

The Farmers Inn lies in the highly attractive and desirable market town of Presteigne. Historically the County town of Radnorshire, it now lies on the Powys side of the Welsh/English border and was listed in the Sunday Times Best Places to Live Guide 2025.

Lying close to Offa's Dyke and within the Lugg Valley, this is a popular tourist area.

Hereford Street is a continuation of the vibrant High Street.

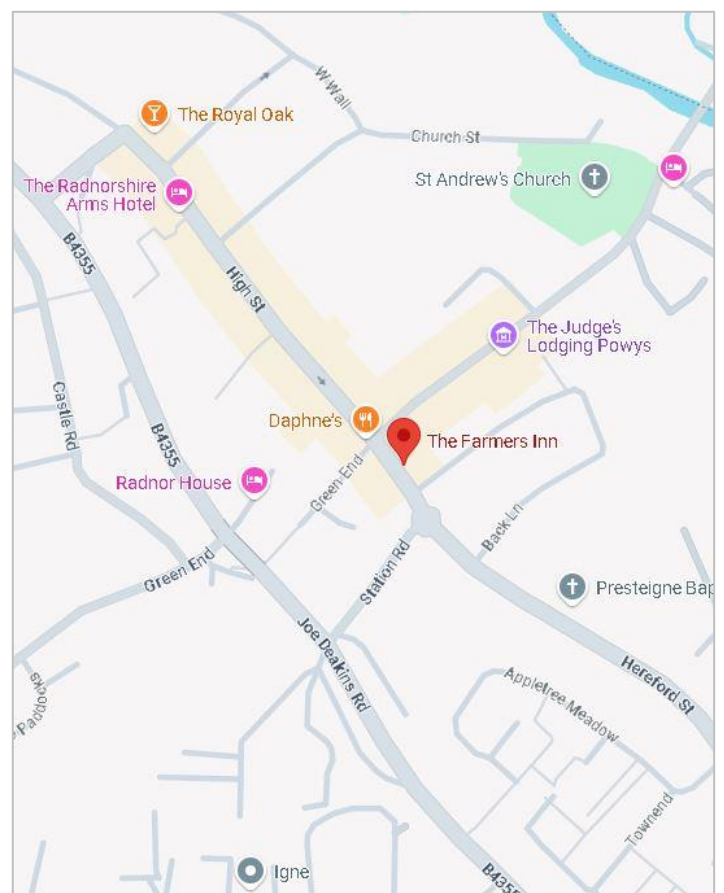
Description

A mid-terrace kerbside property of two storey construction, rendered and painted to its front elevation and lying beneath a pitched slate roof.

To the rear is a small, but very useful, largely covered external drinking / smoking area.

Viewing

Strictly by appointment only through Fleurets Midlands Office.



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Trade

Having operated the business for more than a quarter of a century, brought up family there and been staples of the community, our clients are looking to retire from the trade.

In terms of sales, in the 12 months to 31st March 2025, the pub had a turnover of £114,860 net of VAT.

Whilst the pub does benefit from some of the town's tourist trade, it is typically busier in the winter months than summer.

Our clients strongly believe that a fresh drive and impetus could see sales increase.

Accommodation

Ground Floor

The heart of the pub is the Public Bar, which lies to the right hand side. With timber bar servery, boarded floor, cushioned wall bench seating, brick built fireplace and darts throw, this is an extremely welcoming room.

Adjacent to this, and benefitting from the return servery, is the Lounge/Dining area.

Itself is in two sections, it can seat up to 40 and includes feature sections of exposed wattle and daub and stone walls.

This section also currently includes a pool table.

Serving this is a well equipped trade kitchen whilst customer toilets and a large store area lie to the rear.

Living Accommodation

The deceptively large and really well presented living quarters are primarily at first floor level but extend into a clever loft conversion.

Together they comprise the master bedroom (with shower en-suite and walk-in wardrobe), a double with sitting room/bathroom (currently used by the manager), two further double bedrooms, a beautiful living room/domestic kitchen with beams and a further shower room.

Beer Stores

Chilled beer stores.

Outside

There is a small outside area to the rear, which is largely covered, and gives access to Harper's Lane.

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Floor Areas

Total Floor area approximately 329 sq m (3,541 sq ft)

This floor area has been taken from the EPC. This is only to be used as an indicative guide to the size of the unit.



Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded.

Planning

The Farmers Inn is a Grade II listed building and lies in Presteigne Conservation area.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol and live music & dance:
Monday to Sunday 11.00 am to 01.00 am

Business Rates & Council Tax

The property is in an area administered by Powys 2 (Radnorshire) Council. The 2023 Rateable Value has been assessed at £3,400. 100% small business rates relief might apply to this property

The domestic accommodation is within Band B for council tax purposes.

EPC

The property has an EPC rating of C

Services

We are informed that the premises benefit from all mains services.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.





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