



Aylestone Court Hotel, 2 Aylestone Hill, Hereford,
HR1 2UA



Aylestone Court Hotel
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Hereford
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Summary of features

- Distinguished Georgian period hotel set within mature grounds.
- Attractive reception rooms and landscaped gardens.
- On-site parking.
- Prominent position close to Hereford city centre and main transport routes

TO LET
£40,000pax

Situation:

Aylestone Court Hotel is situated on Aylestone Hill, one of Hereford's most established and sought-after locations, positioned within walking distance of the city centre, just on its northern edge.

Within easy walking distance are popular restaurants, tourist attractions and wedding venues.

The property benefits from excellent access to the A465, A438 and A49.

Description:

Aylestone Court Hotel is an elegant Grade II listed Georgian building arranged over multiple floors and set within attractive landscaped grounds. The property combines period character with modern facilities, making it suitable for hotel, restaurant, wedding venue or boutique hospitality use.

The ground floor includes a spacious and elegant dining room capable of hosting large groups, a refined drawing room with period features including a well-proportioned bar area suitable for both residents and event guests. A fully equipped commercial kitchen is positioned conveniently for service to all public rooms and is arranged with professional catering equipment, preparation space and storage.

The first and second floors each contain three well-appointed ensuite guest bedrooms (9 in total). Rooms vary in size but all benefit from generous natural light, period detailing and modern private bathrooms. These upper floors provide comfortable accommodation suitable for boutique hotel use.

Externally, the hotel is set within landscaped gardens with mature planting and seating areas. Private on-site parking is available for guests and staff.

Accommodation:

The property has been measured on a gross internal area basis as follows:

	Sqm	Sqft
Ground Floor	217.50	2,341.15
First Floor	134.50	1,447.75
Second Floor	118.60	1,276.60
TOTAL	470.60	5,065.50

Services:

We understand the property has the benefit of all mains services

Tenure and Terms:

Aylestone Court Hotel is available to let at an annual rent of £40,000. A minimum term of 3 years is requested from an interested party.

The vendor may also be open to a sale. Please contact the agent for more information on this.

VAT:

We understand VAT not chargeable in addition to the rent payable.

Business Rates:

The property is assessed in the April 2023 Ratings List as Hotel and Premises with a Rateable Value of £9,800. Qualifying occupiers should be able to obtain maximum relief from business rates.

Fixtures and Fittings:

Fixtures and fittings currently in situ are available to be purchased by separate negotiation. Please contact the agent for more information and a list.

EPC:

The property has an energy efficiency rating of C (66), expiring November 2025.



Directions:

From Hereford City Centre:

Head east along Commercial Road (A465) and continue straight as the road becomes Aylestone Hill. After passing Hereford County Hospital on your left, continue up the hill for approximately 300 metres. Aylestone Court Hotel will be found on the right-hand side, set back from the road behind mature trees and its private driveway.

From the A4103 (Worcester Road):

Approaching Hereford from the east, follow the A4103 to the Aylestone Hill roundabout. Take the first exit onto Aylestone Hill (A465) and proceed downhill for around 0.5 miles. The hotel will appear on your left shortly after the junction with Southbank Road.

Viewing Arrangements:

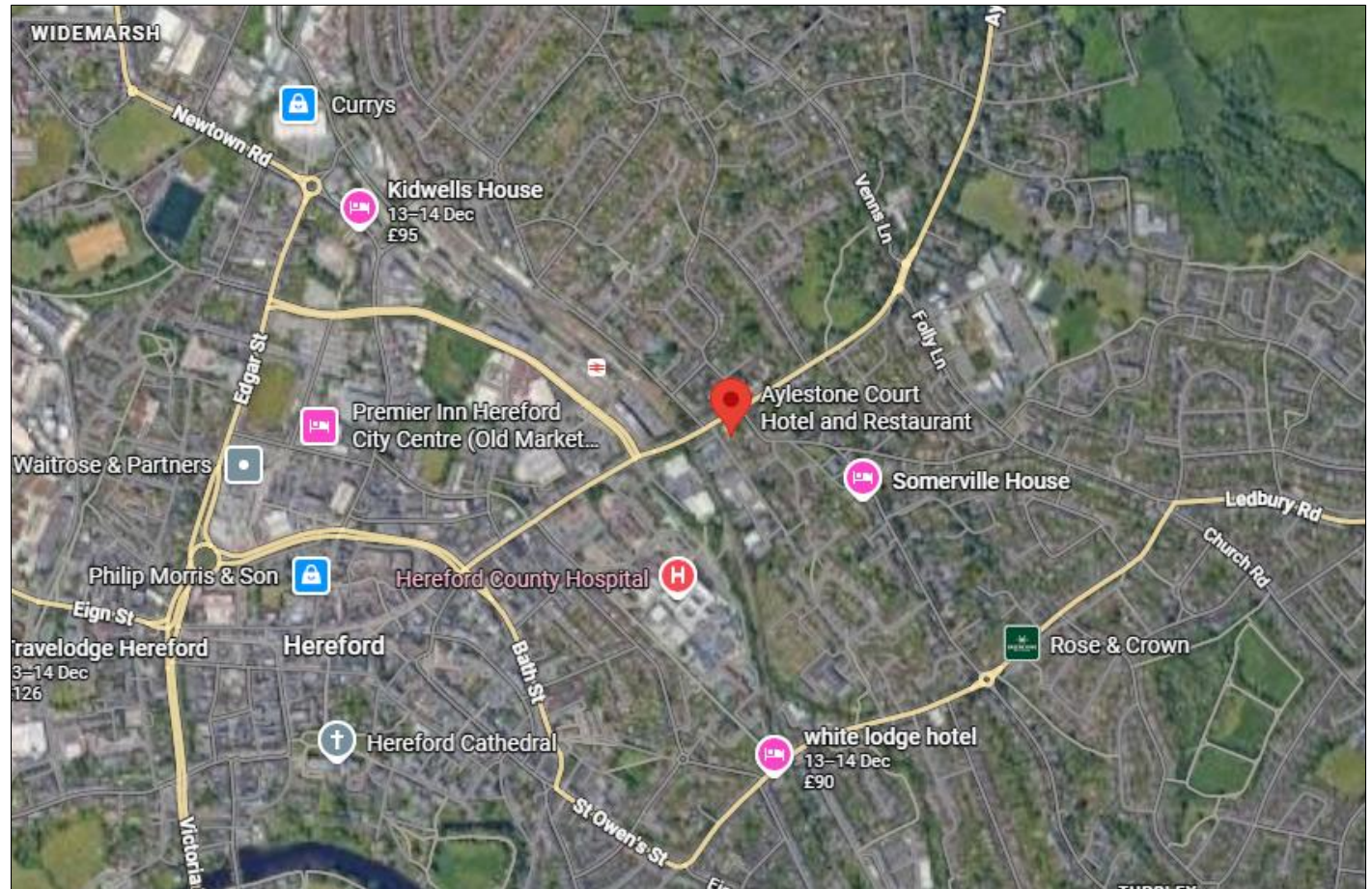
By appointment with the agents:

Sunderlands, Offa House, St Peter's Square,
Hereford HR1 2PQ

Tel: 01432 356161 (opt.4)

Email: james.dillon@sunderlands.co.uk

This brochure has been prepared as at 17 November 2025.



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