



Abercrave Inn

145 Heol Tawe, Abercrave, Swansea, SA9 1XS

Tenure: Freehold

Price: OIRO £525,000

Ref: 96446

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Renowned village inn
- 11 en-suite letting bedrooms
- Lounge bar, restaurant & dining room overlooking gardens
- Well appointed & substantial property
- Close to Brecon Beacons National Park
- Huge trading potential

Location

The Abercrave Inn enjoys a location within the village of Abercrave on the southern edge of the Brecon Beacons National Park and close to a number of other attractions including the Craig y Nos Castle, approximately 3 miles distant and National Showcase Wales about 3.5 miles distant. It is an area which attracts a huge number of visitors throughout the year, especially those for outdoor pursuits enjoying the nearby National Park and number of tourist attractions.

In addition, Abercrave is only 17 miles north of the busy coastal city of Swansea and 15 miles from the M4 motorway.

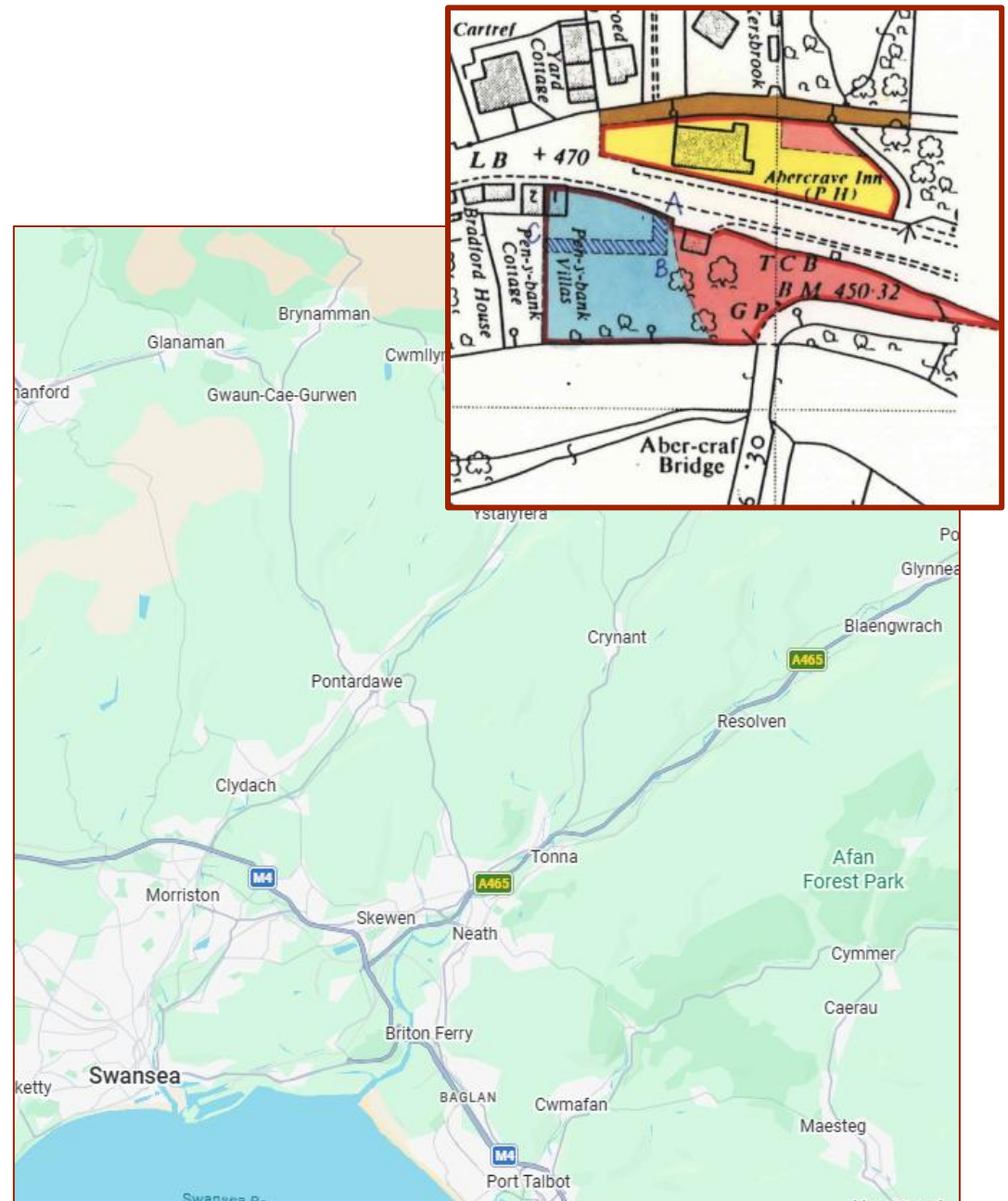
The Property

This consists of two substantial properties, both constructed of what appears to be stone and brick with rendered elevations beneath pitched slate roofs.

The Abercrave Inn is a substantial and well appointed village inn which has the benefit of four en suite letting bedrooms and manager's flat as well as its large open plan lounge bar/restaurant, additional dining room and trade gardens with outstanding water feature.

In addition, there is a separate, semi-detached building offering letting accommodation which houses seven en suite bedrooms. The site also enjoys four car parks and its own laundry.

The business offers huge scope for operators through the letting accommodation and excellent catering/public house facilities on offer to the local community and the huge number of tourists visiting the area throughout the year.



Trade Areas

GROUND FLOOR

Front entrance vestibule leading into open plan LOUNGE BAR/RESTAURANT, being a room of considerable character, seating approximately 64. The room is decorated in a rustic theme, having exposed beam effect ceiling and stripped wood, tiled and carpeted floor. Part wood panelled walls. Two stone built chimneys, one with solid fuel burner. Large wood panel fronted BAR COUNTER with mirror back display.

Overspill RESTAURANT with seating for 40. A room of character with exposed beam effect ceiling, stone chimney and carpeted floor. French doors to garden.

CATERING KITCHEN having stainless steel extraction hood, nonslip floor and a good selection of commercial catering equipment and effects. Preparation Room. LADIES' & GENTLEMEN'S TOILETS.

BASEMENT with drop from the side of the property and KEG CELLAR.

Owners' Accommodation

SECOND FLOOR

MANAGERS'/OWNERS' FLAT providing large DOUBLE BEDROOM with en suite BATHROOM. LOUNGE (BEDROOM) with SHOWER and an open plan landing.

Letting Accommodation

Located at first floor is the LETTING ACCOMMODATION reached via an external staircase. BEDROOM 14, with external access. BEDROOM 10 (family) with en suite. BEDROOM 11 (double) with en suite SHOWER ROOM. BEDROOM 12 (double) with en suite SHOWER ROOM.





ADDITIONAL LETTING ACCOMMODATION

GROUND FLOOR : BEDROOM 4 (double) with en suite SHOWER ROOM.
BEDROOM 5 (double) with en suite SHOWER ROOM.

FIRST FLOOR : External staircase to BEDROOMS 6 & 7 (doubles) with en suite SHOWER ROOMS.

LOWER GROUND FLOOR : BEDROOM 1 (double) with en suite SHOWER ROOM (currently note in use).

BEDROOMS 2 and 3 are twin rooms with en suite SHOWER ROOMS.

External

To the front of the property is a block paved SEATING AREA with the ability to seat up to 40.

Rear TRADE GARDEN on stepped levels, the upper level being a slabbed PATIO with seating for eight. Steps to lawned area having ten 'A' frame picnic style benches, planted boundaries and water feature.

Four separate CAR PARK areas which can accommodate up to 28 vehicles plus on street parking. LAUNDRY.

The Business

The business has been operated by the current owners for a number of years and during that period it has proved successful. It is particularly busy with letting accommodation, which is still very good.

The business is being sold without the benefit of accounting information and prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.

Tenure & Price

FREEHOLD – OFFERS IN THE REGION OF £525,000 to include fixtures and fittings. No goodwill is included in the sale of the premises. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held.

Services

Mains electricity, water and drainage.

LPG used for cooking in the public house and heating the letting block.

Oil fired heating for public house.

Rateable Value: TBC

Local Authority:





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