



The Black Lion

Llanbadarn Fawr, Aberystwyth, Cardiganshire, SY23 3RA

Tenure: Freehold

Price: £195,000

Ref: 96582

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Substantial freehouse
- Close to university town
- Two good size bars
- Three bedroom owners' accommodation
- Extensive enclosed trade gardens

Location

The village/suburb of Llanbadarn Fawr stands on the eastern edge of the university town of Aberystwyth. Indeed, it is the entrance to the town from the east via the A44 which links Cardigan Bay and Mid Wales with the Midlands.

Aberystwyth stands at the central point of Cardigan Bay on the West/Mid Wales coastline. The town has a population of just over 18,000 which is boosted to 30,000 during the university terms when the students are in occupation. Furthermore, due to tourism in the area the summers see a large influx of holidaymakers.

Whilst Aberystwyth is not the county town of Ceredigion, it is its biggest settlement and the location of the main Council offices and Dyfed Powys Police. Therefore, before the economics of tourism and the university, there is still a natural level of indigenous commerce. Aberystwyth has a bustling town centre and an extensive hospitality industry, and visitors are attracted, in part, by its feature Victorian promenade, seafront and pier.

The Property

The subject property, The Black Lion, stands detached in a prominent corner position elevated overlooking the village/suburb of Llanbadarn Fawr. Indeed, it does stand adjacent to the Parish Church. It is a deceptively large property with two bars, three bedroom owners' accommodation at first floor and extensive gardens.



The Property continued

After generations in brewery and pub company ownership, it is now available for the first time to be purchased as a freehouse for what is a notable time. It is briefly described as follows:

Trade Areas

Entrance vestibule with quarry tiled floor providing access into open-plan BAR AREA which is in two principal sections. There is a seated area which has slate tiled floor, dralon upholstered fixed wall seating and quality ladder back chairs with high stools to servery currently arranged to seat approximately 24 customers. The room opens out into a GAMES AREA which has boarded floor, part exposed stone walls and two darts throws as well as a pool table. There is assorted loose seating for a further 10-12 customers. The room is catered for by the BAR SERVERY which has a counter from the central servery which has panelled frontage and display back fitting.

Adjacent is the CATERING KITCHEN which has Altro nonslip flooring and a selection of stainless steel catering effects and work surfaces, tiled walls and a two-section galvanised extraction canopy. The LOUNGE BAR is located to the rear and has counter from central servery, a carvery dispensing area and is part carpeted and part wood sprung floor. There is a raised stage area to one corner and assorted tables and chairs for 48 customers. More recently, it has been utilised as a match room games area with pool table and darts throw. It can also be accessed via its own separate entrance area.

Off the inner hallway are a set of LADIES' and GENTLEMEN'S CUSTOMER TOILETS.

On level BEER CELLAR with delivery access from the side of the premises.





Owners' Accommodation

Located at first floor and has its own separate external entrance. Arranged as follows:

BATHROOM with suite of wash hand basin, WC and bath with shower over. The room has newly UPVC panelled walls throughout. BEDROOM ONE of DOUBLE SIZE, Large domestic LOUNGE with fireplace, KITCHEN with fitted units, BEDROOMS TWO and THREE both of DOUBLE SIZE.

External

The trade garden is located to the rear and side of the property and is an excellent facility, one of the best of its type in the town and even the county. It is terraced and has patio and decked areas as well as extensive bench seating. There is a brick-built BBQ area with extensive concrete plinths providing further serving and dispensing areas. All of the garden area (which is in need of a bit of TLC) is enclosed by mature hedges and stone walling and has numerous established trees including ash and copper beech. There is currently seating for in excess of 80 customers.

To the front is a raised terrace with astro turf base and seating for 30 or so customers. There is a draw-on CAR PARK with space for up to 10 vehicles in two sections. The property borders the lychgate of the adjacent church.

The Business

The business has been hitherto let on a traditional Pub Company style lease and therefore no trading accounts are available. 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 £195,000 to include the fixtures and fittings.

The Property is elected for VAT. VAT will be levied on 90% of the sale price at the standard rate. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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

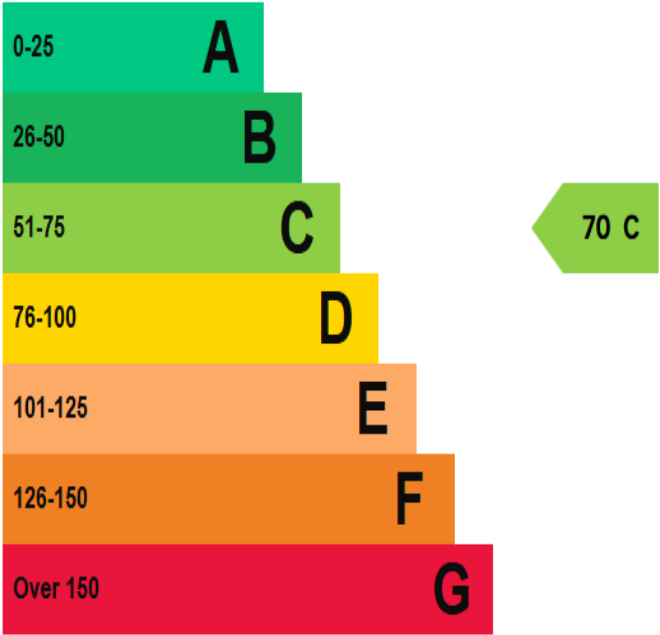
All mains services are connected.

Rateable Value: £6,800

Local Authority: Ceredigion County Council

Inventory

The sale of the property will include trade fixtures and fittings which are in absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded. An inventory of fixtures and fittings will not be provided by the Seller. If required, the Buyer may obtain an inventory (approved by the Seller) at their own cost. The Seller will not be required to remove any such items that remain on the property on completion.







Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.