



The Lion Hotel & Restaurant

41 Broad Street, Blaenavon, Torfaen, NP4 9NH

FOR SALE BY PUBLIC AUCTION on the premises - date to be confirmed

Tenure: Virtual Freehold

Guide Price: £350,000

Ref: 96214

**Sidney
Phillips**

Leisure & Hospitality Specialists



Key Features

- 12 quality en suite letting bedrooms
- Open plan lounge bar and restaurant (80)
- Health suite
- Appointed to an excellent standard throughout
- Turnover for year ended January 2026 of approximately £550,000 exclusive of VAT

Location

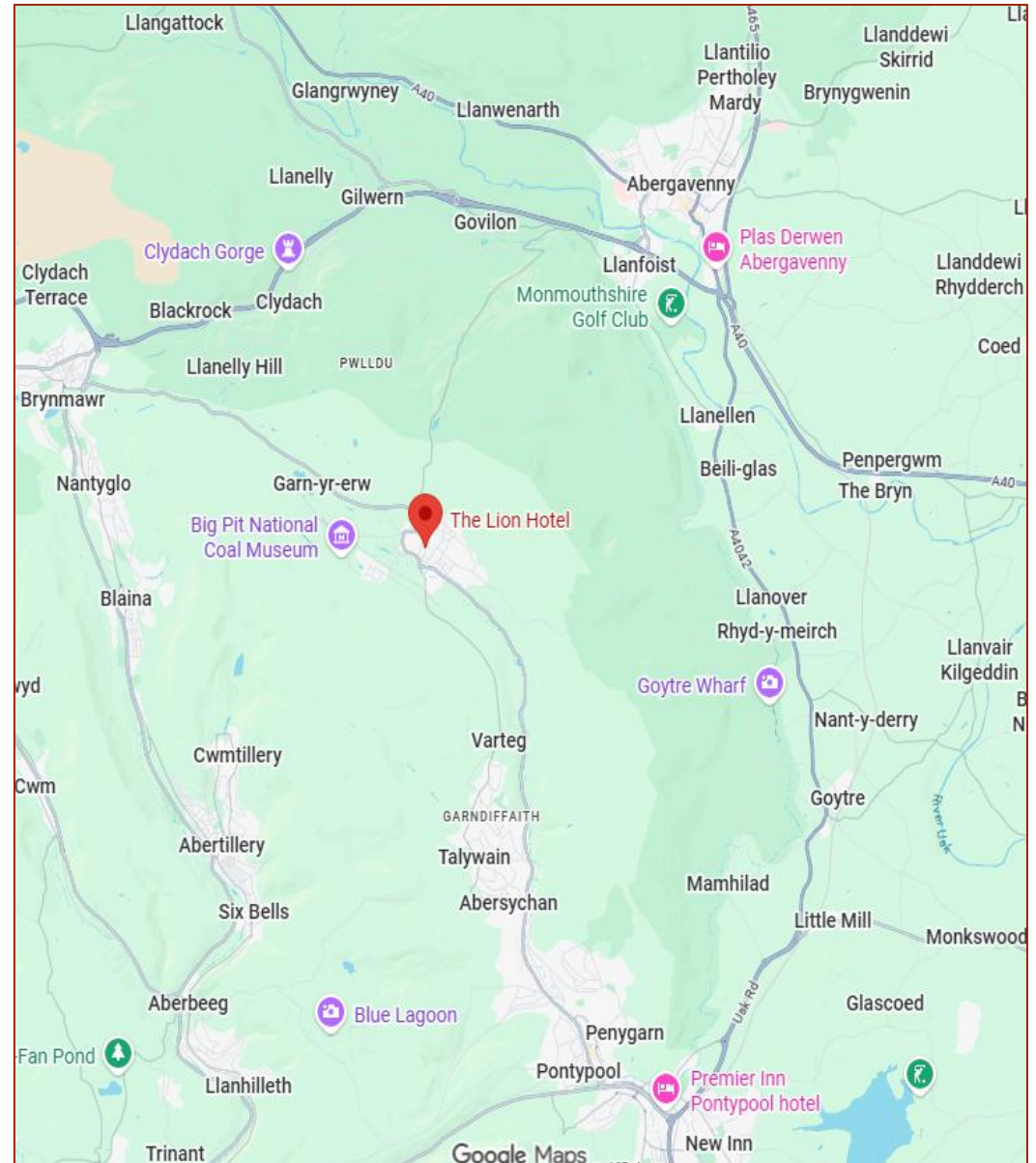
The town of Blaenavon is located in the Torfaen County Borough of Wales, at the head of the Afon Lwyd Valley, near to the source of the River Lywd. The town has a population of some 7,000 and is a major tourist destination due to part of the town and surrounding countryside being granted UNESCO World Heritage status in 2000, thus attracting a large number of visitors to its rich industrial heritage. It is currently home to the Big Pit National Coal Museum, Blaenavon Ironworks, Pontypool and Blaenavon Railway, and Blaenavon World Heritage Centre. It is also close to the Bannau Brycheiniog National Park (Brecon Beacons), a mecca for outdoor enthusiasts.

Blaenavon is 15 miles north of the M4 and Newport, 7 miles south of Abergavenny and 6 miles north of Pontypool. It has easy access to the A465 Heads of the Valleys Road.

Property

The Lion Hotel is a substantial corner site which appears to be constructed in the main of stone and brick, with rendered, colourwashed elevations under a pitched slate roof. It was completely renovated in 2007 and is in exceptional condition throughout, offering: ground floor interconnecting lounge bar and dining rooms, lower ground floor health suite and catering kitchen, and twelve quality en suite letting bedrooms at first and second floors.

These well-appointed premises offer an outstanding platform from which to operate a pub, restaurant and hotel business in this busy tourist destination.



Trade Areas

Ground floor

Main entrance leading into LOUNGE BAR seating 30. Beam effect ceiling. Tile floor. Feature open fireplace with solid fuel burner. Servery.

DINING ROOM seating 50. Carpeted floor. Service counter.

Lower Ground Floor

HEALTH SUITE consisting of sauna, steam room and heated loungers. CHANGING ROOMS.

CATERING KITCHEN equipped to a very good standard throughout.

CELLAR.

First Floor

EIGHT EN SUITE LETTING BEDROOMS, all appointed to a very good standard with en suite bathrooms

Second Floor

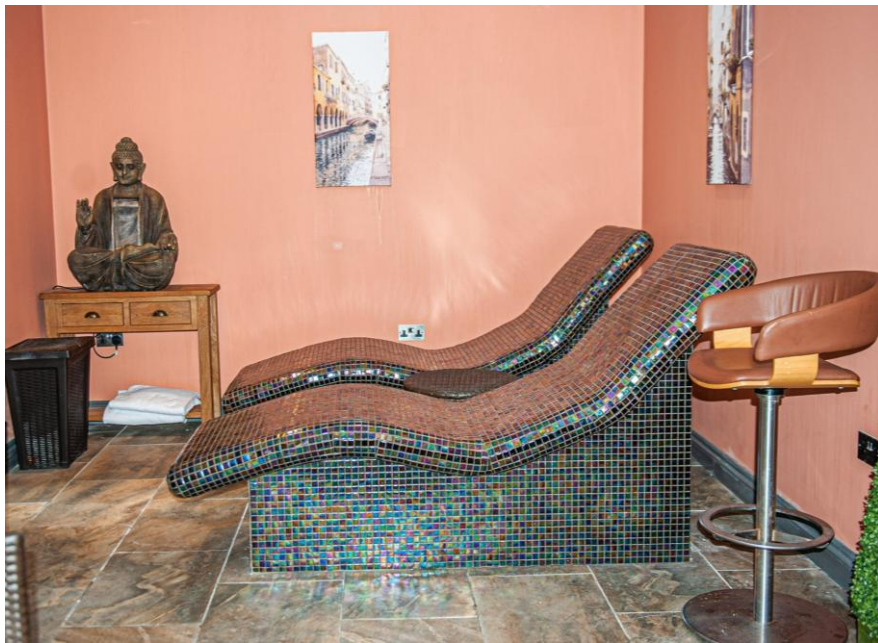
Four further EN SUITE LETTING BEDROOMS of the same quality. Bedroom 12 could be utilised as a flat as it offers a lounge, bathroom and bedroom.

External

To the rear of the property is a hardcore CAR PARK with space for ten vehicles and outside seating for 40.

(Please note that the car park does not belong to the public house and is rented from the Local Authority).





The Business

The property was purchased by the current owner in 2007 and, after a complete refurbishment, opened to trade in 2011. The business trades as a good all-round pub, restaurant and hotel to the local and surrounding community, along with a large number of tourists, visitors and workers to the area. Unfortunately, it ceased trading in January 2026.

The management accounts for the financial year ended 31 January 2026 (11 months' trade) show evidence of sales of £566,588, exclusive of VAT, with a gross profit of some 58.47%.

The trade is split approximately 50% wet to 30% food and 20% accommodation.

Prior to closure, the business operated seven days a week between noon and 23:00, offering food between noon until 15:30 and reopening 18:00 – 21:00 Monday to Saturday, and noon until 16:00 on Sundays.

It provides 12 en suite letting bedrooms with tariffs between £85 and £110 per evening to include breakfast.

Tenure

Virtual Freehold Price Guide £350,000 to include goodwill, fixtures and fittings. Stock at valuation in addition. Under two titles CYM614236 and WA708410.

Licences

A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £10,000 as at April 2023.

Local Authority: Torfaen County Borough 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

Administration Fee

The purchaser will be required to pay Sidney Phillips Limited an administration fee of £2,000 plus VAT on completion.

Completion

Completion to take place within 28 days of the Auction, being 18th March 2025.

Viewing

Please telephone the Auctioneers on 01981 250333.

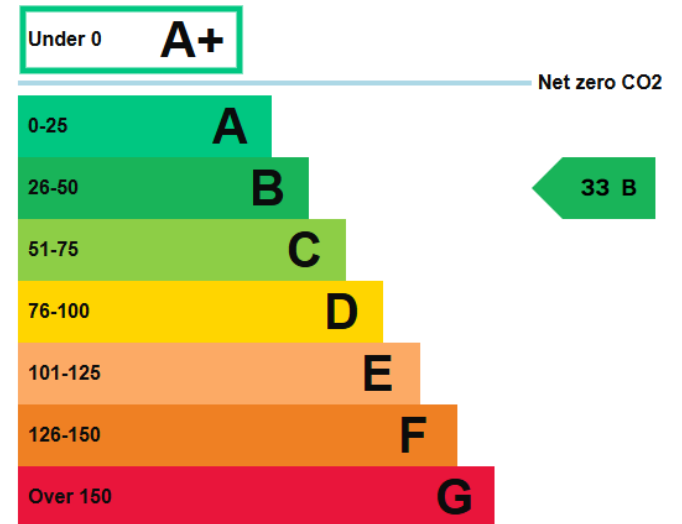
NO DIRECT APPROACH TO MADE TO THE BUSINESS.

PLEASE DIRECT ALL COMMUNICATIONS THROUGH SIDNEY PHILLIPS.

VIEWING STRICTLY BY APPOINTMENT ONLY.

Vendor's Solicitors

David Fraser
R George Davies & Co
5 Nevill Street
Abergavenny
NP7 5AA



Certificate 5020-2038-3048-5006-9812

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS BUYING AT AUCTION

1. The attention of prospective purchasers is drawn to the General and Special Conditions of Sale which are available for inspection at the office of the Vendor's Solicitors and at the office of the Auctioneers. Some auction packs may also be viewed online, visit www.sidneyphillips.co.uk.

2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies. It is advisable to arrange for a survey of the property prior to the auction.

3. As soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a contract to purchase the relevant property. The purchaser is immediately at risk in relation to the property and should therefore have confirmed bank or building society finance arranged (if required) and will also be deemed to have made prior arrangements for any insurance cover that is required (see Property Insurance).

4. On a property being knocked down, the successful bidder must immediately present to the Auctioneer's Clerk his name and address and, if appropriate, the name and address of the person or Company on whose behalf he has been bidding. The successful bidder must sign and exchange contracts with the Vendor's Solicitors prior to leaving the room and at the same time pay to the Auctioneers a deposit of 10% of the purchase price subject to a minimum of £2,000 per Lot. In default of any of the above, the Auctioneer shall be entitled as agent for the Vendor, to treat the failure or default as a repudiation and rescind the contract. Thereafter, the Auctioneer shall be entitled to resubmit the property for sale and if a successful bidder does not pay a deposit and/or complete the memorandum, the Vendor reserves the right to claim any loss he suffers as a result.

5. The Vendor has a right to sell before the auction or withdraw the lot and neither the Auctioneer nor the Vendor is responsible for any abortive costs, loss or damages of a prospective purchaser. Information as to pre-sale or withdrawal of a lot can be obtained from the Auctioneers at any time prior to the auction but is valid only up to the time of enquiry.

6. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the property is expressed to be subject or have the benefit of and in respect of any contents, fixtures and fittings expressed to be included in the sale by making an inspection of the property and all the necessary enquiries with Sidney Phillips, the Vendor, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.

7. All location plans published in the particulars of sale are copyright and are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold but are for identification purposes only. The boundary lines and numbers on the photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold. Purchasers are advised to view the special conditions in respect of the precise interest to be conveyed.

8. Any guide prices issued or any estimates or values mentioned in negotiations or discussions with the Auctioneers or any of their representatives cannot be relied upon by a prospective purchaser as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies or other authorities. In all respects prospective purchasers are deemed to have relied upon their own knowledge or the advice of their own professional or other advisors.

9. Inspection of investment properties is by courtesy of the tenant. Inspection of properties with vacant possession only by arrangement with the Auctioneers. Interested parties should ring the office to discuss viewing arrangements or book appointments before making their journey.

10. The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have NOT been tested by the Selling Agents. Prospective purchasers should therefore undertake their own investigations/survey to clarify the suitability of such services to meet their particular requirements.

11. The dimensions and/or areas shown in this catalogue are intended to be accurate to within + 5% of the figure shown. If greater accuracy is required, we advise intending purchasers carry out their own measurements.

12. We are advised by the Vendor, where appropriate, that an EPC (Energy Performance Certificate) has been commissioned and will be available within the legal pack.

PROPERTY INSURANCE

Once the hammer falls at a Property Auction, the purchaser becomes liable for the insurance of the property he has bought. If any purchaser/s require insurance cover, please consult the Auctioneers.

GUIDE PRICE

The Auctioneers have indicated a guide price. No responsibility can be accepted for the accuracy of guide prices provided. Guides are provided as an indication of each Seller's expectation. They are not necessarily figures for which a property will sell and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve which is a figure below which the Auctioneer cannot sell the Lot during the Auction. Please check our website at www.sidneyphillips.co.uk or telephone the office on 01981 250333 in order to stay fully informed.

CONDITIONS OF SALE

The Lot will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale which have been settled by the Vendor's Solicitors. These conditions may be inspected during the usual office hours at the offices of the Vendor's Solicitors, mentioned in these particulars, during the five days (exclusive of Saturday and Sunday), immediately before and exclusive of the day of the sale. Some auction packs may be viewed online, visit www.sidneyphillips.co.uk. The conditions may also be inspected in the Sale Room at the time of the sale, but they will NOT then be read aloud by the Auctioneer. The purchaser/s shall be deemed to bid on those terms, whether he shall have inspected the conditions or not.

MISREPRESENTATIONS ACT 1967

The Agents for themselves and for the Vendors of this property, whose Agents they are, give notice that:-

These particulars do not constitute any part of an offer, or a contract. All the statements contained in these particulars are made without responsibility and are not to be relied on as statements or representations of fact and they do not make or give any representations or warranty whatsoever in relation to this Lot. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness

of each of the statements contained in these particulars.

MONEY LAUNDERING REGULATIONS 2017

These regulations cover the activities of service providers amongst many, which includes Estate Agents and Auctioneers. These requirements apply to all property auctions. In line with banks, IFAs and other providers of professional services, we will now be required to seek proof of the buyer's identity.

Deposits - Deposits will be payable immediately following the fall of the hammer. Payment is required by Banker's draft, or cheque.

All successful bidders must provide proof of identity and address to the Auctioneers immediately after the fall of the hammer (when completing the Purchaser's Slip) as follows (one document from each list).

IDENTITY DOCUMENTS

- Current signed Passport
- Current full UK/EU Photo Card Driving Licence (1)
- Current full UK Driving Licence (old style) (1) (Provisional Driving Licence will not be accepted)
- Resident Permit issued by the Home Office
- Inland Revenue Tax Notification
- Firearms Certificate

These items may be used to evidence identity or address, but not both.

EVIDENCE OF ADDRESS

- Current full UK Driving Licence (old style) (1) (Provisional Driving Licence will not be accepted)
- A utility bill issued within the last 3 months (but not mobile phone bills)
- Local Authority tax bill (valid for the current year)
- Bank, Building Society or Credit Union statement containing a current address
- The most recent original mortgage statement from a UK lender

If the buyer's details are different from the successful bidder's, then the buyer will also be required to submit their details and these will be requested from the buyer's solicitor following the auction.

Failure to comply with the above could invalidate your bid and purchase of any Lot.

GUIDE PRICE

PRIOR SALE/WITHDRAWAL - The vendor reserves the right to withdraw the property or sell by private treaty prior to auction. Please check with the Sidney Phillips office before travelling to attend the auction.

STOCK IN TRADE - All wet and dry stock in trade, returnable containers and bar glassware to be taken over at valuation on completion.

VAT - VAT may apply on the sale of this property. This will be levied on the specific proportion of the price of the freehold property at the prevailing rate. Purchasers may wish to satisfy themselves by independent professional advice that this VAT may be reclaimed.

CONDITIONS OF SALE - The property will, unless sold prior or withdrawn, be sold subject to Special and General Conditions of sale which have been prepared by the Vendor's Solicitors. These Conditions will be available for inspection at the offices of the Vendor's Solicitors.

RESERVE/BIDDING - The property will be offered subject to a reserve price and the vendor and their Agents further reserve the right to bid at the Auction.

DEPOSIT - The purchaser will be required to pay a 10% deposit in the sale room immediately the Auction is concluded.

COMPLETION DATE - This will be announced at the time of the Auction.

SERVICES AND EQUIPMENT - Reference to any service, equipment, fixture or fitting shall not constitute a representation as to its condition or that it is capable of fulfilling its intended function. Applicants should satisfy themselves as to the fitness of such items for their requirements.

BREWERS EQUIPMENT - Dispensing and other equipment for beers, wines and spirits not specifically mentioned remain the property of the Brewery or other Suppliers in accordance with the usual custom in the licensed trade.

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

All negotiations must be conducted through Sidney Phillips Limited (trading as Sidney Phillips). These particulars do not constitute any part of an offer or contract and properties are offered subject to being sold, let or withdrawn without notice at any time and without liability for any expenses incurred by applicants. All statements and descriptions are made without responsibility or warranty by us, the vendors or lessors. Intending purchasers/applicants must check for themselves.

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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.