



Old Barn Inn

Three Cocks, Brecon, Powys, LD3 0SL

Freehold £495,000

- Brecon Beacons—Substantial Pub & Restaurant
- Centuries old stone property
- Bar & dining facilities for over 100
- Excellent five bedroom owners accommodation
- Extensive gardens and car parking
- T/O £340,000 per annum net of VAT

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 **Sidney
Phillips**



LOCATION

The village of Three Cocks stands in the Wye Valley on the A438 Hereford to Brecon Road, some five miles west of Hay-on-Wye and 10 miles from Brecon. It is a busy trunk route carrying much traffic from the Midlands to South West Wales and is also a popular tourist route for those visiting the coastline to the west as well as the many holiday parks in the surrounding area.

The village stands just outside the Brecon Beacons National Park and whilst it does not suffer from the more restrictive planning laws, it is able to benefit from the huge volume of tourists that the area attracts. Not only are the Brecon Beacons synonymous with outside pursuits, the nearby village of Glasbury-on-Wye is one of the principal canoeing centres for the River Wye. The river is also one of the most popular angling waterways, famed for its salmon, trout and barbel. Nearby are a number of holiday parks as well as several pony trekking centres. Hay-on-Wye is internationally renowned for its literary festival and is home to the largest number of second-hand book shops anywhere in the world.

The Old Barn, as one would expect from its name, was created from former agricultural buildings in the early 1980s and has a wealth of period charm and character throughout, including exposed stone walls, open fireplaces and beamed ceilings. It offers extensive and well appointed internal and external trading facilities as well as an outstanding owner's suite. It generates a high level of income and is briefly described as follows:

TRADE AREAS

The MAIN BAR AREA is arranged on split levels with the upper level being utilised predominately for dining. As one would expect from the pub's name, it is a converted barn and in the central bar area has feature high vaulted beamed ceiling with mezzanine seated area above. This bar is arranged around a central bar servery which has panelled frontage and display back fitting, and has feature exposed stone walls and raised fireplace, again having exposed stone chimney breast with cast iron solid fuel burner installed. There is traditional seating, including pews and benches as well as loose dining chairs and bar seats currently arranged for approximately 36 customers. Steps up to an area utilised as RESTAURANT/DINING ROOM which has quality dining chairs and tables currently arranged for 32 diners.

The MAIN RESTAURANT is located to the rear of the trading areas, has its own separate external entrance from the car park, has a conservatory feel due to extensive glazing on two sides but has feature beamed ceiling as well as part tongue and groove panelled walls. There are dining chairs and tables currently arranged for 46 customers and a feature of the room is the Scandinavian style central podium fireplace with slate hearth and cast iron solid fuel burner installed with galvanised flue running to the ceiling.

MEZZANINE BAR LEVEL

As previously referred to, and with access from the central bar area via a staircase, is the mezzanine bar area which has a galleried outlook over the main bar and a continuation of the beamed ceiling. This area is carpeted, has assorted lounge seating for up to 24 customers and is utilised as a 'chill out' area and partially as a residents' lounge. There is a set of LADIES', GENTLEMEN'S and DISABLED CUSTOMER TOILETS.

CATERING KITCHEN conveniently located centrally amidst the trading areas. It is a very large room, comprehensively equipped with a full selection of stainless steel catering effects and work surfaces. Altro nonslip flooring, galvanised extraction canopy, preparation area. FREEZER ROOM and walk-in COLDROOM.

To the rear is a partially covered service compound, also providing facilities for bin storage etc.

OWNERS ACCOMMODATION

At first floor and arranged as follows: BEDROOM 1, double. SHOWER ROOM with suite of wash hand basin, WC and shower. BEDROOM 2, double with EN SUITE SHOWER ROOM. BEDROOM 3 of single size (currently used as an office). BEDROOM 4, double. BEDROOM 5, double. Large living space comprising LOUNGE, KITCHEN/DINER with boarded floor throughout, modern fitted kitchen units. Large lounge area and sufficient space for full size dining table. There is patio door access onto domestic gardens. Due to the geography of the site, it is at ground level to this first floor.

EXTERNAL

The grounds are a feature of the business with it being an extremely large plot. Adjacent to the enclosed, decked garden area are feature Lloyd Loom style high back chairs to circular pedestal tables currently arranged for a total of 20 customers. The property is bordered by the River Llynfi. Along its banks is a mowed and maintained lawned area on which stand a number of 'A' frame picnic benches providing seating for over 50 customers. There is lined car parking for in excess of 30 vehicles.

Within the grounds of the property is a Six Berth Static Caravan which provides accommodation for staff members if necessary.

As previously referred to, there is direct access from the living accommodation to a good size DOMESTIC GARDEN which is patioed, lawned and enclosed, and very private and discrete from the rest of the trading areas.



THE BUSINESS

Our clients acquired the business in March 2019. For the first 12 months of trading they enjoyed considerable success with accounts for the year ended March 2020 showing takings net of VAT of £450,895. This trade is split two thirds food sales and one third wet sales.

The subsequent two years were disrupted by the Covid-19 pandemic. The trading years ended March 2023 and 2024 showed solid trading results, despite only opening five days a week. Accounts for the year ended March 2024 are expected to show turnover of approximately £340,000, net of VAT with a similar split of trade, ie two-thirds food sales and one-third wet sales.

TENURE & PRICE

FREEHOLD £495,000 to include goodwill, fixtures and fittings. 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.

LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 11:00 - 02:00 Sundays through Thursdays, and 11:00 - 03:00 on Fridays and Saturdays.

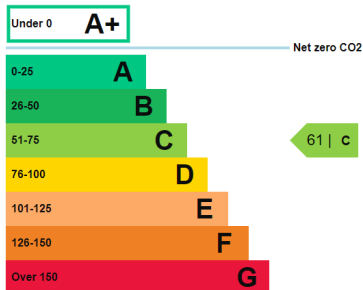
SERVICES

All mains services are connected and the property has the benefit of gas fired central heating.



Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

BUSINESS MORTGAGES 01834 849795

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EPC Reference: 9290-6952-0353-5700-4054

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