



The Cross Inn

Llanfihangel Ar Arth, Pencader, Carmarthenshire, SA39 9HX

Freehold £185,000

- Attractive stone built Village Centre Freehouse
- 2-section Bar Area, separate Restaurant
- Catering Kitchen
- 3 Bedroom Owners' Accommodation
- Gardens
- Front Car Park Area
- Currently Closed

Ref: 1451

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LOCATION

The village of Llanfihangel Ar Arth is located in the historic county of Carmarthenshire on the B4336, between Llanlwni and Llandysul from the east and west, and the B445 to Capel Dewi and Pencader. Llanfihangel is the most northerly village nearest to the River Teifi.

The village grew around a Toll House between 1840 and 1850 to collect tolls from travellers. The railway runs from Carmarthen to Lampeter through the village which, at one point, had its own station. The historic market town of Llandeilo is within half an hour's drive and the county town of Cardigan and the coast is 20 miles distant to the west.

Our clients acquired the business in 2011 but have never re-opened for trade. Over recent years, due to other employment, they have utilised The Cross Inn as a domestic dwelling, however its planning use is still as a Public House and it remains licensed.

The layout of the pub, bars, kitchen and toilets have not been altered, but it will require investment to re-open for trade. The property is briefly described as follows:-

TRADE AREAS

GROUND FLOOR: Entrance vestibule into the main L-shaped BAR AREA having tiled floor throughout, feature fireplace and briquette surround, beamed ceiling and, when furnished, would seat approximately 30 customers. To the rear is a small SNUG AREA for 8—10 customers, leading into the GAMES ROOM which has a feature panelled ceiling and tiled floor throughout. LADIES' and GENTLEMEN'S TOILETS.

RESTAURANT, which also has its own separate external entrance and feature high vaulted beamed ceiling. Fireplace with cast iron solid fuel burner. When fully furnished, the restaurant would be able to cater for 20-24 diners.

Central BAR SERVERY with counters to both trading areas. To the rear is a CATERING KITCHEN which is in need of upgrading and refurbishment.

OWNERS ACCOMMODATION

FIRST FLOOR: Deceptively large Owners Accommodation with feature LIVING ROOM, having patio doors with direct access to the rear. BEDROOM 1 (double), BEDROOM 2 (single) currently used as an office, BEDROOM 3 (double). BATHROOM with wash basin, WC and bath with shower over. Storage room.

EXTERNAL

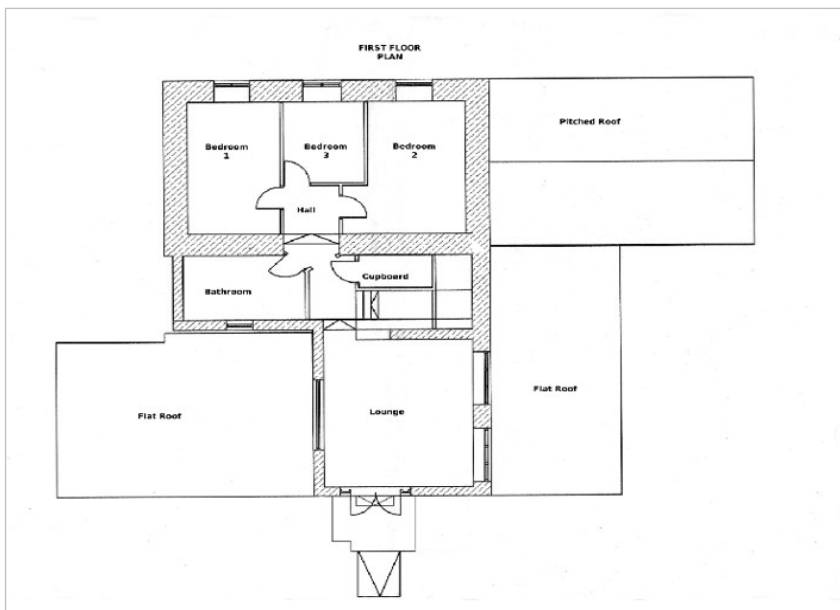
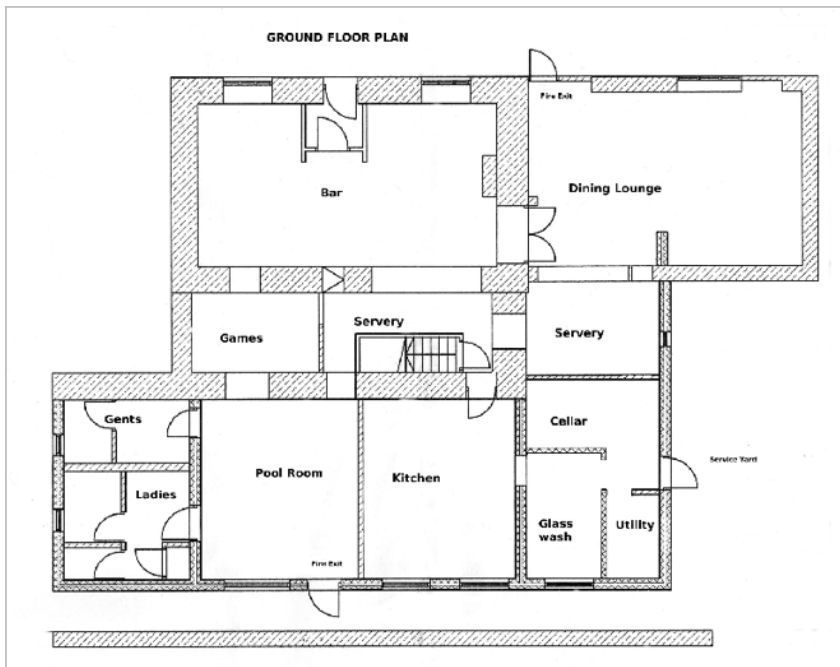
OUTSIDE: Draw-on CAR PARK to the front with space for approximately six to eight vehicles. Enclosed rear patio trade garden area.

THE BUSINESS

Our clients acquired the property in 2011 and have never operated the business themselves. It has been closed for the past 14 years, therefore no trading figures are available and prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.

TENURE & PRICE

FREEHOLD £185,000



LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between 10am and 12 midnight.

SERVICES

Mains water and electricity are connected.
Oil fired central heating.
Bottled gas for cooking.

Carmarthenshire Council - 01554 742330

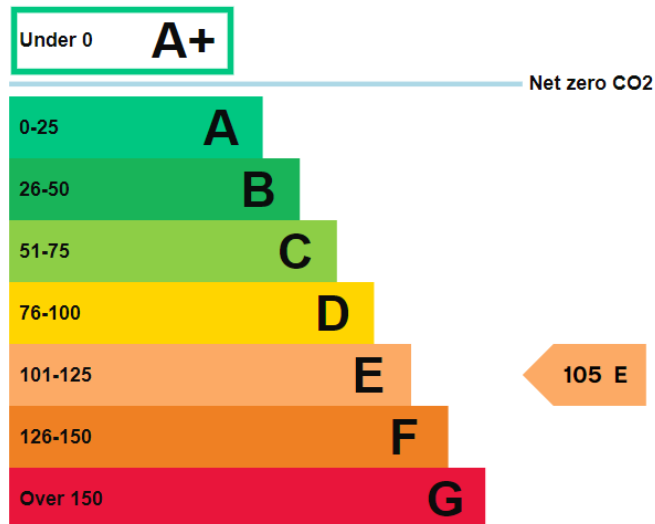
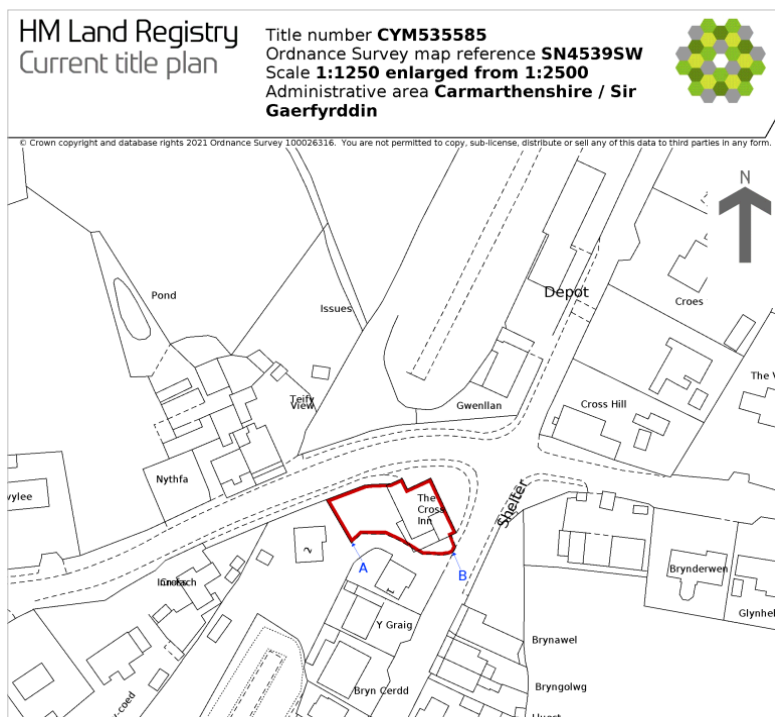
Rateable Value: £2,000

Business Rates Payable: £1,070

Private Accommodation Tax Band: B (£1,440.26)

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*Historic
Photographs*



EPC Reference:-
7673-8308-3847-4797-3305

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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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