



## St Ives Inn

12 Old Market Street, Neath, West Glamorgan. SA11 3NA

Freehold £325,000

- Recently refurbished Public House
- Busy town centre location
- Good open plan Trading Area
- 4 en suite Letting Bedrooms
- Owners Flat
- Outside seating overlooking churchyard

Ref: 94773

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**S** Sidney  
Phillips



## LOCATION

The town of Neath is located in the M4 corridor between the Brecon Beacons National Park and the West Glamorgan coastline. It stands beside the A465 Heads of the Valleys route close to Junction 43 of the M4. It is a highly populated area, in close proximity to several large towns and small villages which include Port Talbot (6 miles), Swansea (9 miles), Llanelli (20 miles) and Merthyr Tydfil (23 miles).

St Ives Inn is Grade II Listed and stands in a prominent location at the centre of Neath. An attractive three-storey property with front and rear entrances, the rear overlooking St Thomas's Church, in one of the most attractive quadrants within Neath town centre.

Under the tenure of the current owners, in 2022 the property underwent a complete refurbishment programme, and is appointed to a very good standard throughout. It will require very little investment/maintenance for some time. This is a "turn-key" operation which is ready to trade with minimal input.

## TRADE AREAS

**GROUND FLOOR :** Front entrance leading into large open plan **TRADING AREA** arranged around a **CENTRAL SERVERY**. Seating for approximately 66 customers, with ample room for more standing. Part stripped wood effect tiled and part carpeted floor. Part exposed stone walls and heavily beamed ceiling. **LADIES', GENTLEMEN'S and DISABLED TOILETS.**

**FIRST FLOOR :** **CATERING KITCHEN** with extraction canopy, nonslip floor and a good selection of commercial catering equipment and effects, including a dumb waiter to ground floor servery.

**BASEMENT :** Drop from the front of the property leading to spacious open plan **STILL ROOM** with lockable store. **SPIRITS STORE** and enclosed **KEG CELLAR.**

## OWNERS ACCOMMODATION

**FIRST FLOOR :** **PRIVATE KITCHEN.**

**SECOND FLOOR :** **LOUNGE, 2 BEDROOMS (doubles) and SHOWER ROOM.**

## LETTING ACCOMMODATION

**4 EN SUITE LETTING BEDROOMS (2 doubles, 1 triple, 1 twin).**

## EXTERNAL

Rear entrance to the property leading to pedestrian area (pavement licence for tables and chairs to accommodate 16 customers).

## THE BUSINESS

The business is currently closed. Prior to closure the business traded as a town centre pub with a split of wet and dry sales. All prospective purchasers will need to make their own assessment as to the business's potential future viability.

## TENURE & PRICE

**FREEHOLD £325,000** to include trade furniture, fixtures, fittings and effects.

### VAT

The Property is elected for VAT. VAT will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. 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.

## LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 10.30 am and 1.00 am, seven days a week.

## SERVICES

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

### Neath Port Talbot Borough Council

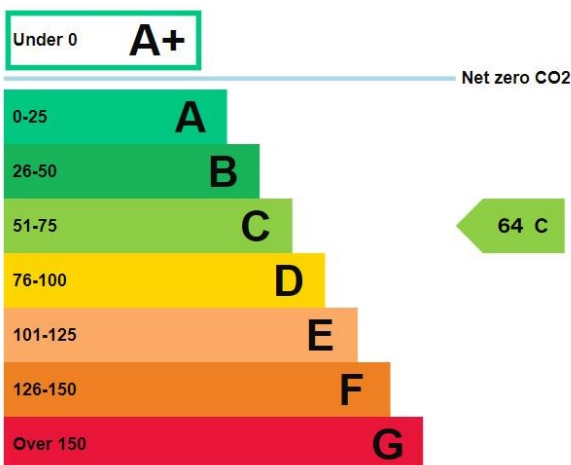
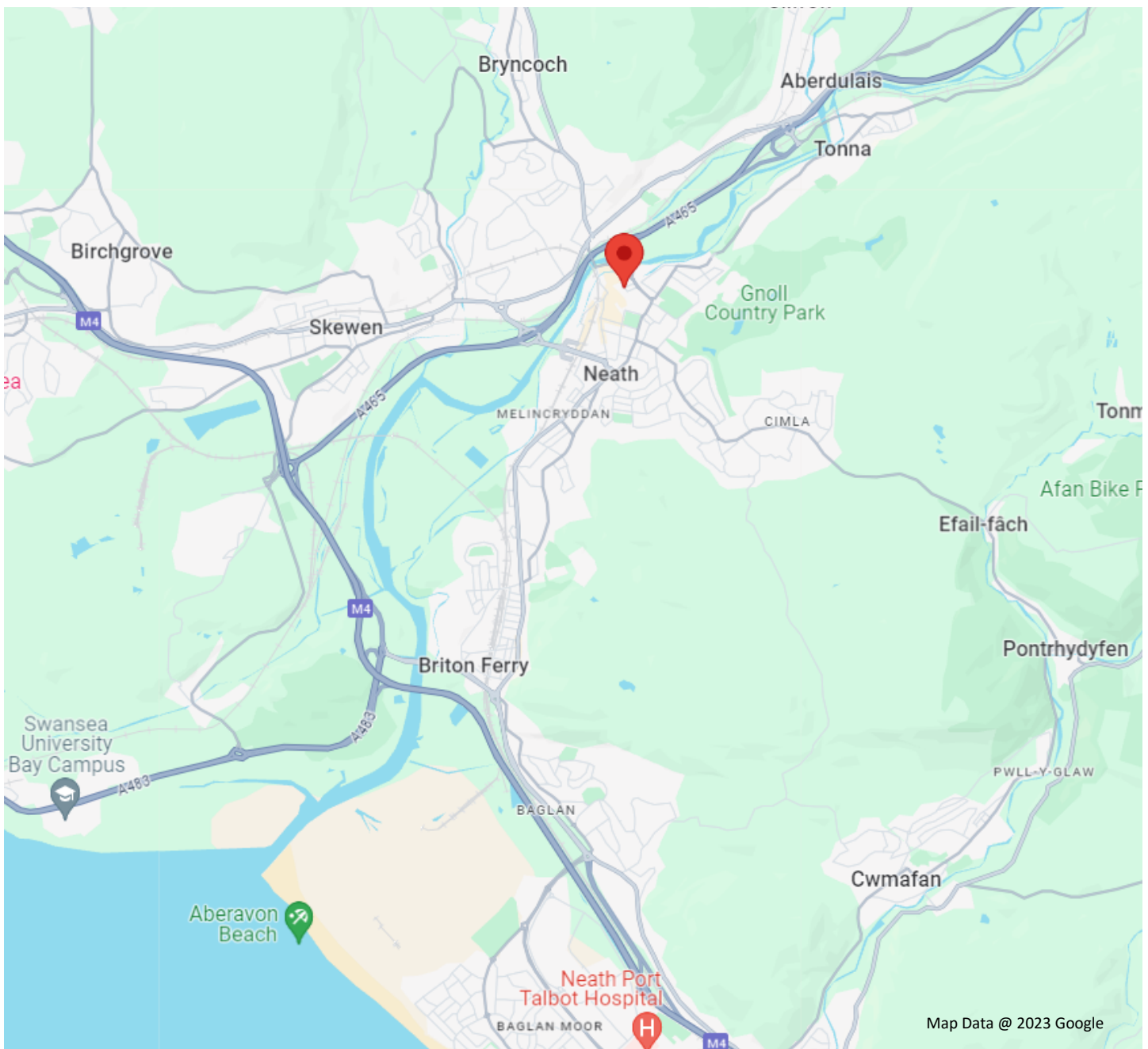
**01639 763895**

Rateable Value £7,500

Business Rates payable £4,215

Private Accommodation Band A £1,525.60





## 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

EPC Reference: 2100 1569 3676 2425 0535

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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