



Tiger Inn

74A Pontmorlais, Merthyr Tydfil County Borough, CF47 8UH

Tenure: Freehold

Price: £295,000

Ref: 96141

**Sidney
Phillips**

Leisure & Hospitality Specialists



Key Features

- Busy High Street location
- Seven en suite letting bedrooms
- Scope to develop further letting bedrooms
- Operating as a family hotel/coaching inn
- Lounge and dining room
- Garden



Location

The town of Merthyr Tydfil is located in south Wales on the southern boundary of the Bannau Brycheiniog (Brecon Beacons) National Park, one of Britain's most outstanding wildernesses. The area attracts a huge number of visitors throughout the year who enjoy the beautiful scenery, along with numerous outdoor pursuits and sports; some of the most popular being walking, road biking, riding, and especially mountain biking as it is the home of BikePark Wales, one of the best mountain bike faculties in Britain.

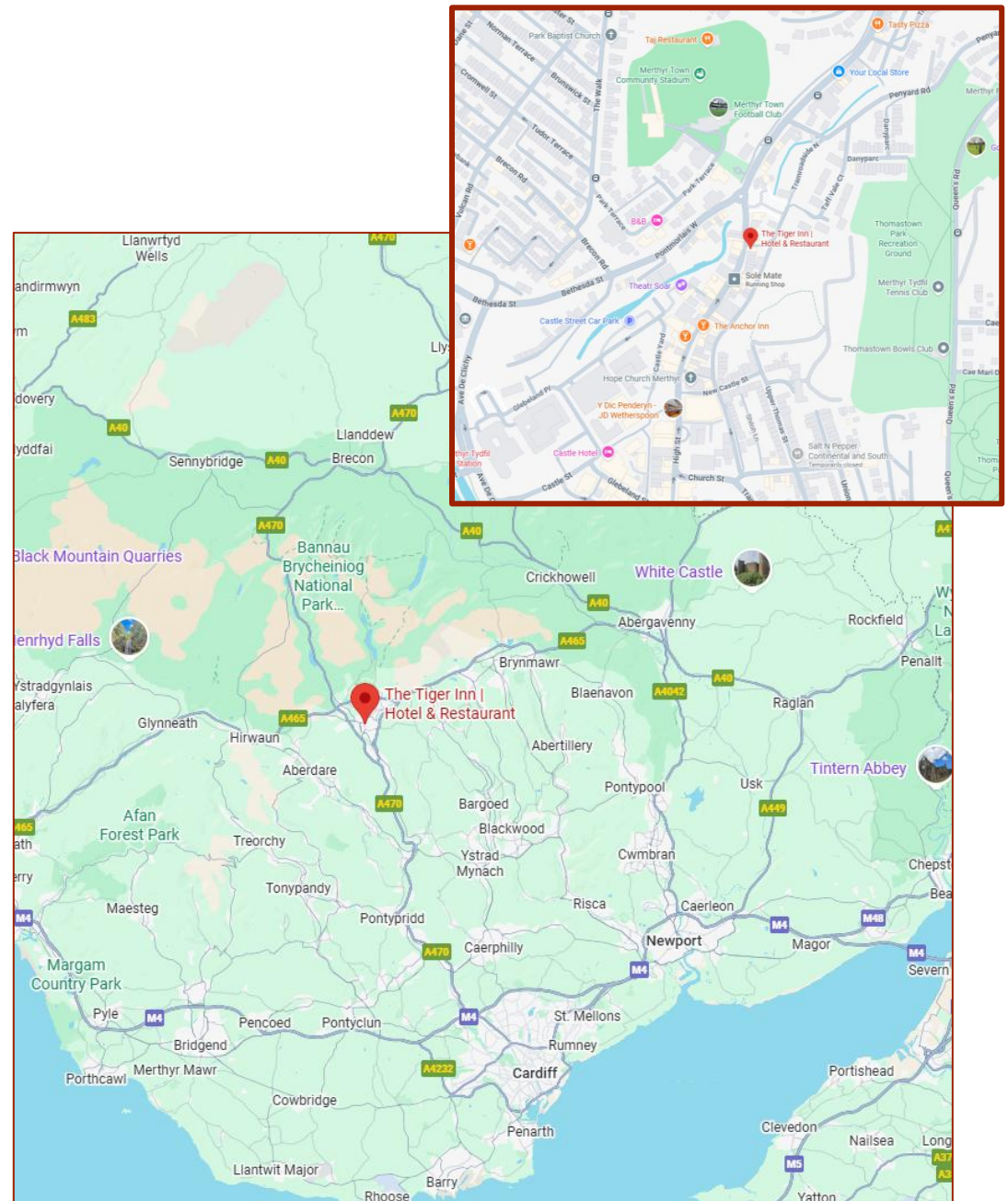
The town has a proud industrial heritage, once being the largest town in Wales, famed for its iron and coal. In recent years, it has become home to part of the Welsh Government and the town centre and surrounding area have been heavily invested in.

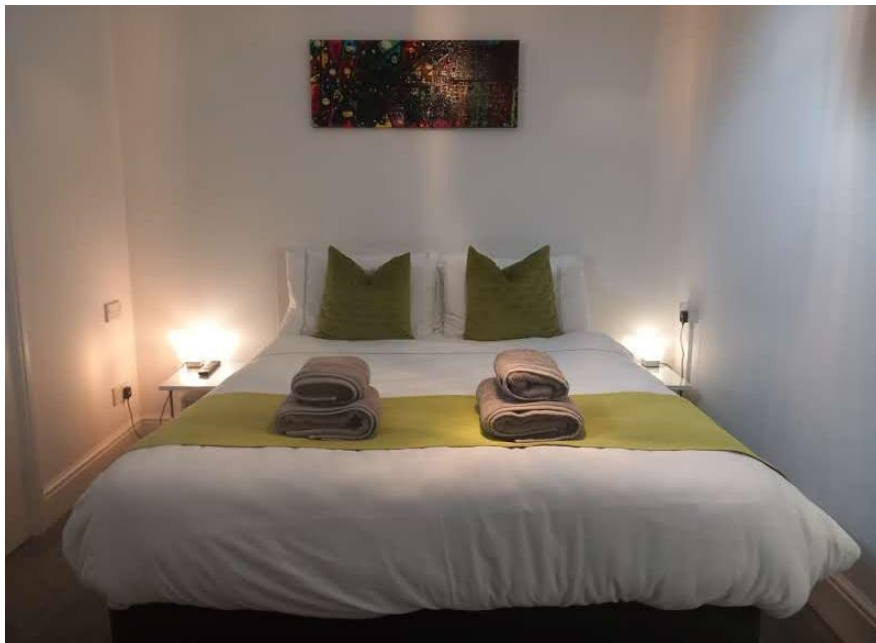
The subject premises is located in the town centre, at the heart of the leisure and retail sector, and perfectly placed to take advantage of its local population and those visiting the town.

The Property

The Tiger Inn is a substantial, semi-detached property which appears to be constructed in the main of stone and brick with rendered and colourwashed elevations under a pitched slate roof. It offers accommodation over three floors. It has been invested in by the current owner, but there is scope for further development of the first floor to provide further letting accommodation and/or private accommodation.

It operates as a coaching inn/small family hotel with seven well-appointed en suite letting bedrooms, lounge bar/dining room and trade garden. It is presented in good order and briefly comprises the following:





Trade Areas

Front entrance leading into access hallway. LOUNGE BAR being comfortably furnished with seating for 24. Heavily beamed ceiling. Stripped wood and carpeted floor. Feature stone chimney. SERVICE COUNTER with mirror back display.

‘PALM ROOM’ (DINING) being comfortably furnished with seating for 20 dining. Settle seating in addition. Carpeted floor.

Large OFFICE.

KITCHEN with nonslip floor and domestic and commercial units. Large fridge freezer/PREPARATION ROOM.

NB: The property has two staircases: the main staircase and a staff staircase.

Ground Floor

SMALL SHOP UNIT with direct access from the street.

TOILETS.

BASEMENT CELLAR comprising three large rooms: BOTTLE STORE, drop and former keg cellar.

NB: There is a natural watercourse that runs through the cellar.

First Floor

LADIES’ TOILETS.

Large former meeting/function room with servery and fire exit (currently uninhabitable). Owner had plans to develop into an owners’ flat.

Four rooms of double size (all uninhabitable). Previously, plans to develop into further letting bedrooms.

WC and STAFF LOCKER ROOM.

Second Floor

SEVEN EN SUITE LETTING BEDROOMS: two king size, four doubles and a bunk bedroom.

BOILER ROOM.

External

To the rear is an enclosed TRADE YARD with cobblestones and various seating for approximately 50 plus.

TOILETS.

FUNCTION/PARTY ROOM housed in a former garage. Seating for approximately 50 comfortably. It can be used in conjunction with the garden or as a private function suite.

The Business

The business trades as a coaching inn/hotel with a strong emphasis on the accommodation, but it also provides two very good trading rooms that operate a food-led business that is well-regarded for its home cooked food, teas, coffees, cakes, brunch, and especially afternoon teas.

The business trades seven days a week during the summer but closes on Monday and Tuesday during the winter.

The bedrooms are offered at a tariff of £85 for the double/bunk and £95 for the king size rooms. The business can be purchased in addition.

Since purchasing the business, the current owner has always operated it under management as they live in another part of the country. There is undoubted scope to drive the business forward if taken on by a more local owner.



Tenure & Price

FREEHOLD £295,000 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.

Licences

A Premises Licence is held.

Services

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

Local Authority: Merthyr Tydfil County Borough Council.

EPC Rating: C.



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