



Willo's Bar & Diner

Lime Street, Gorseinon, Swansea, Glamorgan, SA4 4AD

Tenure: Freehold £250,000 | Leasehold £21,000

Ref: 95847

SP **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Substantial modern property with ample parking
 - Excellent town centre location
- Large veranda overlooking cricket and rugby clubs
 - Sports bar and lounge
 - Currently offering wet sales only
 - Huge scope to provide food



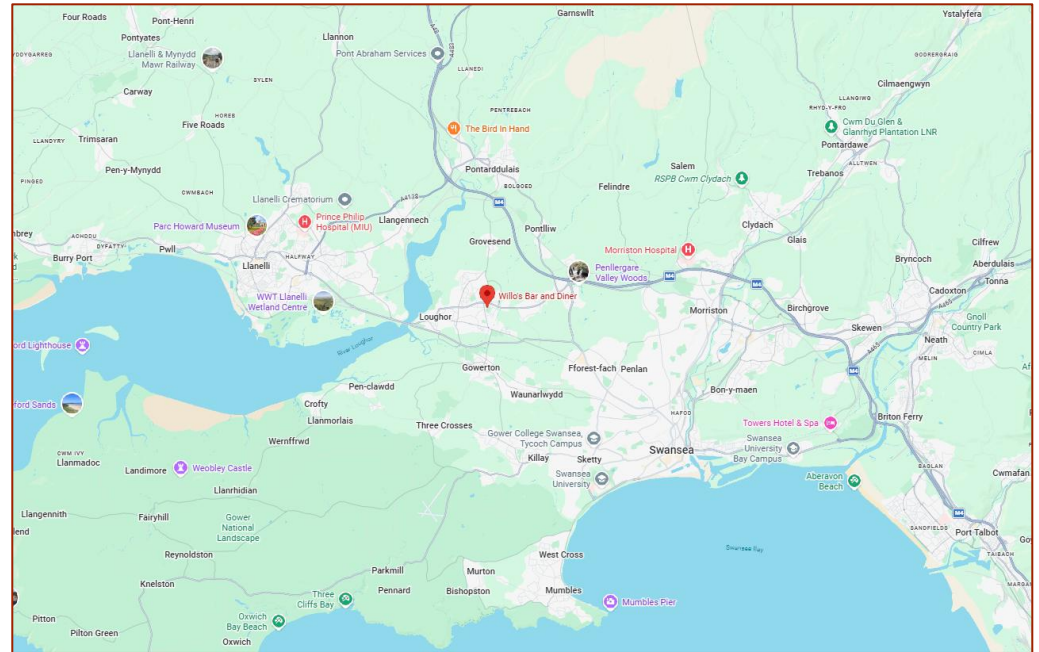
Location

The town of Gorseinon is located in South West Wales on the banks of the Loughor Estuary; the gateway to the north Gower peninsula, approximately six miles equidistant between Swansea and Llanelli. It enjoys excellent road communication links, being just three miles from Junction 47 of the M4 motorway and this has helped to establish itself as an excellent location for industry, with a number of major employers operating from the Garngouch Industrial Estate, Gorseinon Business Park and Kingsbury Business Park. The town enjoys a thriving community and busy high street.

Willo's Bar & Diner enjoys an excellent trading location just off the town centre and is positioned between Gorseinon Rugby Union Football Club and Gorseinon Cricket Club, both of which provide year round sports entertainment.

The Property

The property itself is of modern construction, being built in 2007, constructed mainly of brick with part rendered elevations under a corrugated steel roof. It offers two well planned and easy to operate trading areas with outstanding veranda and ample car parking. It also enjoys a modern private flat above the trading areas.



Trade Areas

Main entrance from car park with ENTRANCE FOYER accessing all areas. FUNCTION ROOM of excellent size, currently set up with seating for 60. Stripped wood effect flooring. Four separate French doors to the VERANDA overlooking the sports pitches. Large L-shaped SERVERY. CATERING KITCHEN having stainless steel extraction hood, part stainless steel-clad walls, nonslip floor and good selection of commercial catering effects and equipment.

BAR, seating approximately 38. Stripped wood effect flooring, pool table, AWP machines, servery. French doors to VERANDA.

Ladies, Gentlemen's and Disabled Toilets. On level CELLAR.

Owners' Accommodation

Located at first floor and incorporating large LOUNGE with BALCONY. BATHROOM, KITCHEN with fitted units. Three BEDROOMS, one of which is currently being used as an OFFICE.

External

To the front of the property, overlooking the rugby and cricket pitches, is a large VERANDA, seating up to 200. To the side and rear is a large tarmacadamed CAR PARK with lined spaces for 40. SHIP CONTAINER used for storage.

The Business

Since purchasing the business in 2021 the current owners have operated it as a pub offering wet sales only to the local population and they support a pool team. They currently offer open limited hours and by their own admission the business is in need of a good catering offer.



Tenure & Price

FREEHOLD £250,000 to include trade furniture, fixtures, fittings, effects and goodwill. Stock at valuation in addition.

Alternatively:

LEASEHOLD	£21,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.
TERM	Three years.
LANDLORD & TENANT ACT 1954	Outside of Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Non assignable.
BOND	£6,000.
RENT	£24,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews annually linked to the retail price index (RPI).
REPAIR LIABILITY	This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free-of-tie.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent. The tenant is responsible for all business insurances.
VAT	VAT will not be payable on the premium and rental payments.

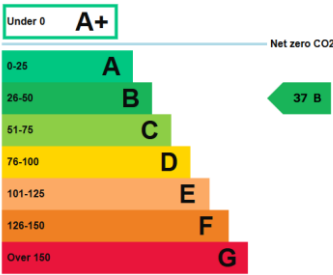
No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A full Premises License is held.

Services

Mains electricity, water and drainage. LPG used for cooking.
Rateable Value: £24,800 from 01 April 2026.
Local Authority: City and County of Swansea Council.





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