



The Globe

1 Commercial Road, Talywain, Pontypool, Torfaen NP4 7JH

Tenure: Freehold

Price: £225,000

Ref: 93966

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Traditional Victorian public house
- Two well appointed attractive bars
- Excellent and recently refurbished upgraded owner's accommodation
- Healthy local custom after 13 years in same owner's hands

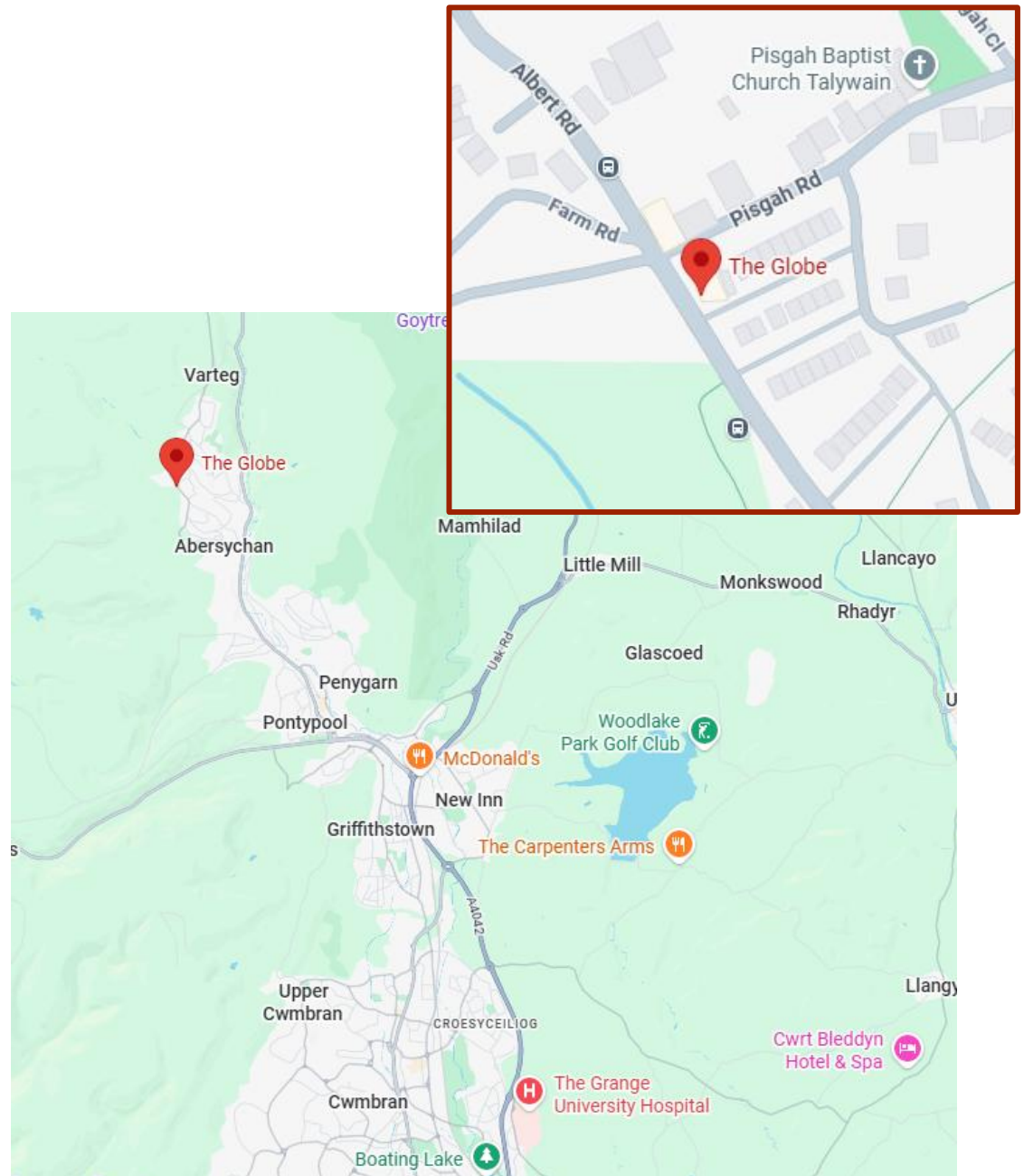
Location

The village of Talywain stands on the northern edges of the district of Torfaen in Lwyd Valley on the edge of the Brecon Beacons National Park.

It is located just a few miles south of the famed and historic town of Blaenavon, a World Heritage Site, renowned for the Big Pit National Coal Museum. Further to the north is the A465 'Heads of the Valley' trunk route, some 10 miles to the south is the M4 corridor.

The Property

The Globe is a traditional public house of Victorian style which has been in the same owner's hands for 13 years; it is extremely well presented with two very smart and well presented bars as well as excellent owner's accommodation at first floor. It is briefly described as follows:-



Trade Areas

Entrance vestibule provides access into both bar areas. The LOUNGE BAR is a sizeable room which wraps around the central bar servery. This counter having tongue and groove panelled frontage and interconnecting with the public bar servery. This room is carpeted, has fixed button vinyl upholstered wall seating and loose mates and wheelback chairs throughout the seating area for between 40 to 50 customers.

There is GAMES SECTION to the rear which houses a darts throw and a pool table. LADIES' and GENTLEMEN'S TOILETS.

Small KITCHEN AREA utilised for dispensing and snacks, light meals etc. but only furnished to a domestic standard. It has an Altro nonslip floor and fully UPVC panelled walls.

The PUBLIC BAR is also located off the main entrance vestibule. It has boarded floor and a counter from CENTRAL SERVERY with tongue and groove panelled front. There is vinyl upholstered fixed wall seating and dark stained wheelback/fiddle back chairs with fish tail supports able to seat 20+. There is a further darts area and the room also has access to GENTLEMEN'S TOILETS.

On level BEER CELLAR with delivery access from the side of the premises.

Owner's Accommodation

Located at first floor and arranged as follows:-

Excellent open plan KITCHEN AREA with boarded floor and modern fitted kitchen units. There is a walk-in UTILITY ROOM/PANTRY off. Large domestic LOUNGE. BEDROOM 1, double. BEDROOM 2, double.

BATHROOM appointed to a high standard with fully tiled walls and floor, modern suite of wash hand basin, bath and separate shower.





External

The property stands opposite a community CAR PARK which has hard standing and space for 16. To the side of the property is a YARD/COMPOUND with a parking space for a private vehicle.

The Business

The client operates the property as a traditional community public house opening relatively short hours, only being open from 16:00 onwards on Monday through Saturday and 12:00 till close on Sunday.

We are advised that takings from wet sales only are just below the VAT threshold.

Tenure & Price

FREEHOLD £225,000 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 full premises licence is held permitting the retail of alcohol between the hours of 11:00 and 00:00 Monday through Friday, 11:00 and 01:00 Saturday and 12:00 and 23:30 on Sunday.

Services

All main services are connected.

Gas fired central heating.

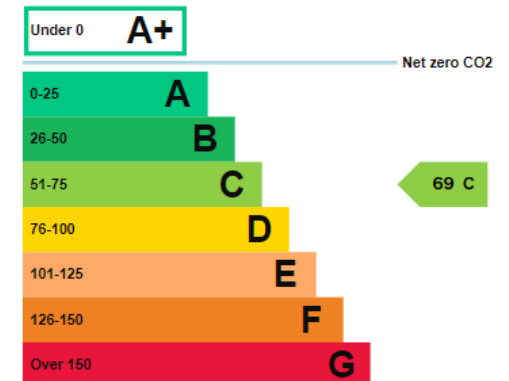
Local Authority: Torfaen County Borough Council.

Rateable Value: £1,500.



Energy rating and score

This property's current energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

EPC Reference: 2601-3340-8054-1006-2796



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Business Mortgages

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