



Richards Arms

20 Chapel Street, Abercanaid, Merthyr Tydfil CF48 1RX

Tenure: Freehold

Price: £265,000

Ref: 161

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Traditional village centre public house
- Currently operating three days a week
- Scope to increase trade
- Well appointed property and trading areas
- Potential to introduce food

Location

The village of Abercanaid is just south of Merthyr Tydfil and is easily found at the intersection of the A465 Heads of the Valley Road and the A470 Brecon to Cardiff Road.

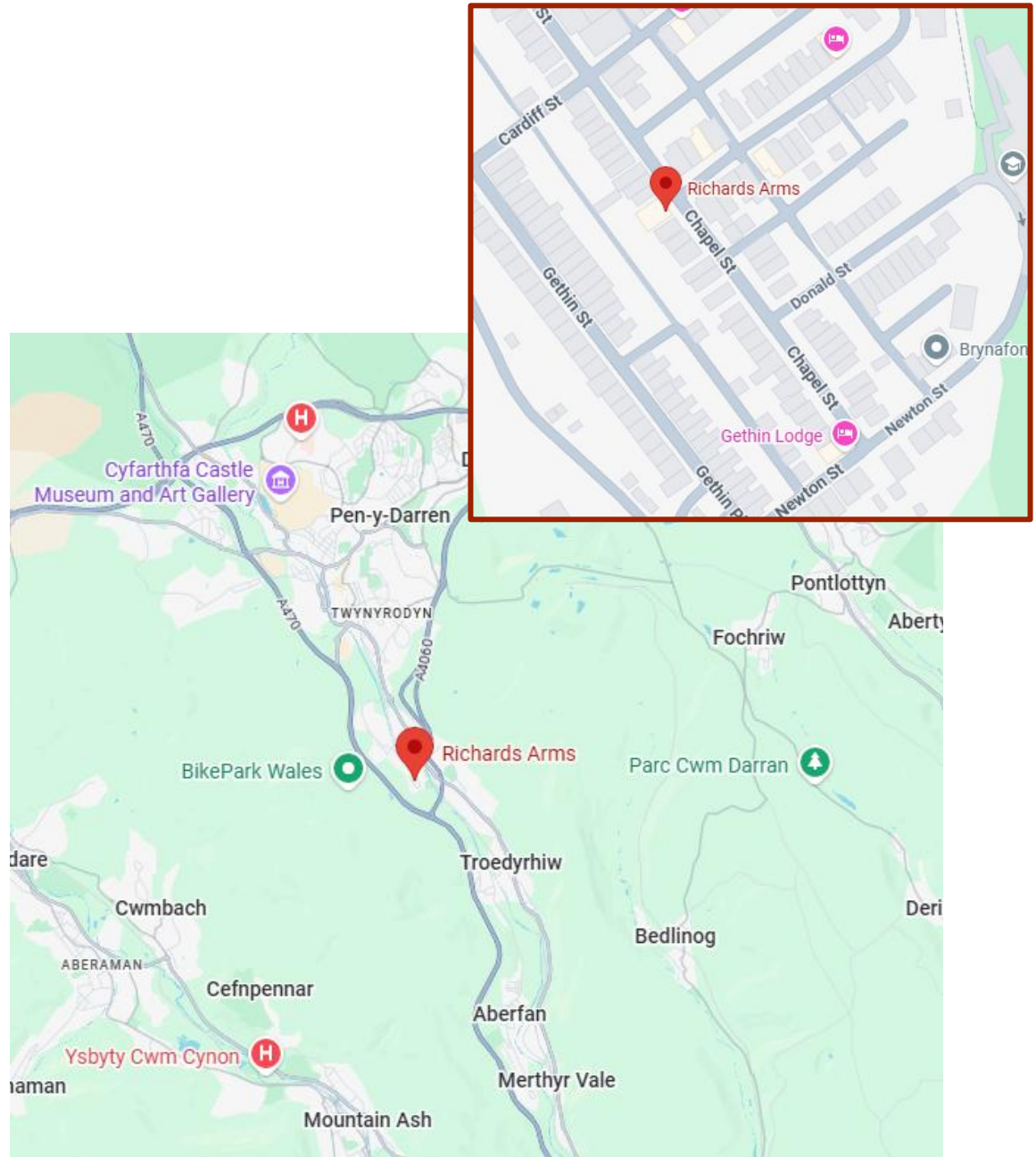
It enjoys all of the amenities provided by Merthyr including a comprehensive commercial shopping centre and a number of nearby attractions including Bike Park Wales and the Brecon Beacons National Park, both within a stone's throw of the pub.

The Property

The Richards Arms is at the centre of the village and forms part of a row of terraced properties being principally constructed of stone under a pitched slate roof.

The building has been exceptionally well looked after during the current owners tenure and in 2020 benefitted from a new roof and double glazing to the rear.

Both trade and private accommodation are appointed to a very high standard and require little to no investment.



Trade Areas

Entrance hallway leading into LARGE OPEN PLAN TRADE AREA decorated to a very high standard with carpeted and stripped wood floor and part wood panelled and paper decorated walls. A mixture of fixed booth style seating with loose tables and chairs for approximately 60 with ample room for more standing. Feature two section wood panel fronted BAR SERVERY with canopy over and mirror back display. GAMES AREA with pool table, dartboard and large screen television.

CATERING KITCHEN with non-slip floor, partially tiled and stainless steel clad walls. Good selection of commercial catering effects. LADIES AND GENTLEMEN'S TOILETS. ON LEVEL BEER CELLAR AND STORE ROOM.

Owners' Accommodation

At first floor is the OWNERS ACCOMMODATION presented in good condition providing LOUNGE, TWO DOUBLE BEDROOMS, KITCHEN AND BATHROOM.

External

To the rear is an enclosed BEER PATIO with rattan style garden seating and umbrellas for 40 customers.

The Business

For many years the business has traded very successfully as a traditional village pub serving the local community. In recent years due to the current owners wish to retire, the trading hours have been shortened to three days a week from Friday to Sunday. They have also stopped serving food. Despite these reduced hours the business still achieves net turnover of £1,500-£2,000 per week from wet sales only. There is undoubted scope to both increase the trading hours and reintroduce catering which will make the business much more profitable. It still supports a football and darts team.





Tenure & Price

FREEHOLD £265,000 to include goodwill, trade furniture, fixtures, fittings and effects. 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 for the supply of alcohol between the hours:

11:00 - 00:00 Monday to Saturday

11:00 - 23:30 Sunday

Services

All mains services are connected

Gas fired central heating

Local Authority:

Merthyr Tydfil County Borough Council
Civic Centre
Castle Street
Merthyr Tydfil
CF47 8AN

01685 725000

Rateable Value: £2,350



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Business Mortgages

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