



Victoria Inn

Sigingstone, Cowbridge, CF71 7LP

Tenure: Freehold

Price: £750,000

Ref: 91453

**Sidney
Phillips**

Leisure & Hospitality Specialists



Key Features

- Vale of Glamorgan village inn
- Bar and restaurant (100+)
- Four en suite letting bedrooms
- Gardens and car parking
- Turnover £566,683 per annum net of VAT
- Quality venue in desirable location

Location

The Victoria occupies an idyllic setting in a very prosperous and desirable village some three miles from Cowbridge and Llantwit Major, five miles from Bridgend and approximately 12 miles from Cardiff. It is located in the Vale of Glamorgan, a lush vale renowned for its rich agricultural land and its coastline.

Sigingstone is a dormitory village for residents working in the expanding conurbations as well as nearby market towns. Road communications are excellent with Junction 35 of the M4 motorway being only seven miles distant, giving access to West Wales, as well as Bristol and London to the East.

The Property

The Victoria is a characterful property with many period features including beamed ceilings and exposed stone walls.

It is very well presented and appointed throughout, offering excellent trade facilities, good service rooms and four high quality en suite letting bedrooms located at first floor. Outside, there are two separate garden areas and extensive car parking. It is briefly described as follows:



Trade Areas

SNUG BAR an attractive room with boarded floor, beamed ceiling, exposed stone walls, fireplace with keystone arch over, cast iron log burner installed. There is a counter from CENTRAL BAR SERVERY and seating for 20+.

LOUNGE BAR AND RESTAURANT has been recently refurbished and is a large room with carpeted floor, exposed stone and part panelled walls, beamed ceiling and counter from CENTRAL BAR SERVERY which has tongue and groove panelled front. There are traditional chairs and tables for 80+ diners.

The CATERING KITCHEN is extremely well presented with Altro nonslip flooring, fully tiled walls and comprehensive selection of stainless steel catering effects and work surfaces. There is a PREPARATION ROOM and DRY STORE which is similarly appointed with walk-in cold room and walk-in fridge and freezer. A further LAUNDRY ROOM/STAFF ROOM.

On level BEER CELLAR with lockable wine and spirits cage and SEPARATE SPIRIT/WINE STORE.

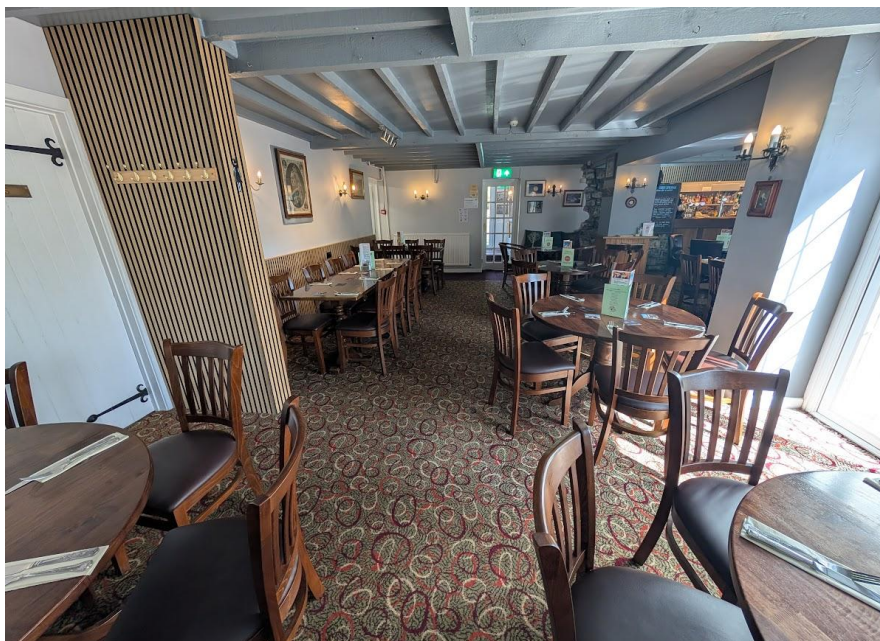
LADIES' and GENTLEMEN'S TOILETS.

Letting Accommodation

Located at first floor with its own separate external entrance. It provides FOUR HIGH QUALITY LETTING BEDROOMS, each decorated to a high standard having full bedroom suite, coffee making facilities and TV. Each room has an en suite shower room and air conditioning.

BEDROOM 1, a Super King sized room with zip and link beds. BEDROOMS 2, 3 and 4 are all King sized rooms.





External

The property stands in a large plot and has two separate seated garden areas. The first PATIO has double door access from the lounge bar/restaurant and seating for 20-30 customers. The SECOND GARDEN AREA is adjacent to the main entrance, has an AstroTurf base and sliding roof pergola with seating for 50 plus.

As part of the main structure of the building, the large STORE/WORKSHOP has its own separate external entrance, but our clients have considered for some time that this could be incorporated within the main building internally to provide additional trading facilities.

There is a lined tarmacadamed CAR PARK with space for 40 vehicles.

The Business

Trade accounts for year ending 30 September 2025 show takings net of VAT of £566,683 with a gross profit of 63% achieved. Trade is split 50% food sales, 33% wet sales and 17% from the letting accommodation.

Our clients now wish to retire after over 40 years in the trade, having owned and operated the current business since 2006. During this time, they have established the Victoria Inn as one of the premier and busiest dining venues in the area, regularly covering 200+ Sunday lunches. They have built up the wet trade with loyal customers and host the Cowbridge Town Darts League in competitions and social nights, amongst other successful evenings of bingo, quiz nights and private functions.

They have also invested in converting upstairs into four en suite letting rooms, which has been a great success, having the highest rating on Booking.com and Tripadvisor in the area.

Investment has also been made in the well-established large kitchen with the recent addition of two Rational ovens as well as a large walk-in fridge and freezer.



Tenure & Price

FREEHOLD £750,000 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 permitting the retail of alcohol:

Monday to Saturday: 10:00 – 23:00

Sunday: 12:00 – 22:30

Services

Mains electricity and water are connected.

LPG fired central heating.

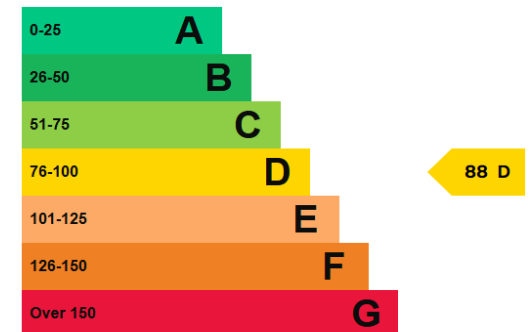
Cesspit drainage (new tank).

Air conditioning to all letting bedrooms.

The property benefits from an 8 camera CCTV security system and also has solar panels which contribute notably towards reducing the electricity costs.

Rateable Value: £24,500 from 1st April 2026

Local Authority: Vale of Glamorgan Council





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