



# Garreg Wen

Bonvilston, CF5 6TR

Offers Over £800,000

HARRIS & BIRT



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An excellent opportunity to purchase this lucrative and sizeable mixed retail, hospitality and residential unit that benefits from plenty of development potential, whilst also being sold as a going concern. The property benefits from a retail frontage to the main highway on the A48 and the current owners run the premises as a shop, café and bar, with a full licence to 11pm at night. There is residential accommodation to the first floor, as well as a residential living room to the ground floor, to the first floor is a further sitting room, two double bedrooms both with en suite shower rooms, as well as family bathroom. The property has an outdoor seating area, detached double garage and outdoor bar area. A sizeable car park with parking for numerous vehicles, as well as potential for residential development.

The property sits in the centre of Bonvilston, close to all local amenity. These include village shop, parish church, active village hall (known as Bonvilston Reading Rooms), The Red Lion and Cottrell Park Golf Club with two 18 hole courses. Bonvilston is within a few minutes drive west into the market town of Cowbridge with excellent schooling, shops etc whilst to the east and also easily accessible is the capital city of Cardiff and the vibrant Cardiff Bay area. The local road network including the A48 and M4 brings other major centres within easy commuting distance and also offer access to mainline railway stations and Cardiff Airport. The property also enjoys proximity to the Heritage Coastline with its wonderful coastal walks and leisure facilities.

- Sale of a Going Concern with Vibrant Shop, Cafe and Residential Dwelling
- Good Access Links Sat on the A48
- Further Development Potential to Car Park
- Three Bedroom Residential Dwelling
- EPC - C
- Centre of the village of Bonvilston
- Full Licence For Alcohol Until 11pm
- Outdoor and Indoor Seating
- Close Proximity to Cowbridge & Cardiff alike

## Ongoing Business

The business is run on a sole trader basis and comprises retail shop, cafe and fully licensed bar. The business is very well established having been run by the current owners since 2000. Financial details relating to the trading business are available on application and subject to the signing of a non disclosure agreement.

## Bar & Licensing

Indoor and outdoor bar facility with full licence until 11pm.

## Ground Floor

### Shop 12'5" x 19'5" (3.78m x 5.92m)

Accessed via wooden stable door to open shop front with range of base units and fitted worktops as well as space for till. Range of open shelving with exposed beam work. Concrete laid flooring. Ledged and braced door opens through into café. Curved archway opening through into commercial kitchen.

### Commercial Kitchen 15'3" x 11'1" (4.65m x 3.38m)

Good sized open plan commercial kitchen with range of fitted base units in a pine finish with mottled effect work surface and double stainless steel sink and fitted drainer with chrome swan neck mixer tap. Industrial grill facility in stainless steel finish with under counter industrial dishwasher. Range of stainless steel fitted worksurfaces and industrial oven. Further range of fitted open wall units with aluminium fully double glazed serving hatch to front elevation. UPVC double glazed window to rear with wooden pedestrian door out onto rear courtyard. Fully tiled stainless steel splash back walls. Herringbone style tiled flooring. Ledged and braced door opens through into utility/pantry.

## Rear Hall/WC

Good sized rear hall with UPVC double glazed pedestrian doors to both front and rear. Tiled flooring. Access into commercial WC. Good sized WC comprising two piece suite of low level dual flush WC and pedestal wash hand basin with cold water tap and separate hot water electric tap. Hand dryer housed to wall. Fitted radiator. Tiled flooring.

### Utility Room/Pantry 13'6" x 7'3" (4.11m x 2.21m)

Excellent sized storage facility with two UPVC double glazed windows to rear elevation. Mono pitched ceiling. Range of fitted open shelving and kitchen units with 'Flavel Milano' cooker and hob with double oven underset and gas four ring hob. Ledged and braced doorway through into café.

### Café 23'8" x 15'6" (7.21m x 4.72m)

Good sized front room currently in use with planning, as a café with license up to 11pm. Seating for circa 30 covers. Front door access via oak panelled front door with UPVC double glazed window to front elevation as well as attractive UPVC double glazed bay window to front elevation. Oversized inglenook fireplace with exposed bread oven and log burning stove set into a central pointed stone chimney breast. Exposed beams. Wood block herringbone flooring. Fully skimmed walls and inset alcove. Built in bar with open shelving behind. Fitted radiator. Access through into both sitting room and pantry.

### Sitting Room 17'6" x 18' (5.33m x 5.49m)

Situated on the ground floor but under a residential consent. With UPVC double

glazed bay window to front elevation and UPVC double glazed window to rear overlooking rear garden. Skimmed walls. Textured finish ceiling. Wood block herringbone flooring. Gas coal effect fire housed to wall. Range of open alcove shelving situated off the main café, could easily be increased to increase cover size.

## First Floor

Accessed via a dual staircase from the café. With a fully carpeted spiral staircase and a quarter turn staircase leading out through a ledged and braced door to first floor.

## Landing

Open landing with UPVC double glazed window to front elevation. Skimmed walls. Textured finish ceiling. Access to loft via hatch. Fitted carpet. Doorway through into living room. Dual aspect via two UPVC Double glazed windows to front elevation

### Living Room 14'2" x 15'6" (4.32m x 4.72m)

Dual aspect via two UPVC double glazed windows to front and rear elevation. Skimmed walls. Textured finish ceiling. Fitted Carpet. Fitted double radiator. Built in storage cupboard.

### Bedroom One 12'11" x 13'11" (3.94m x 4.24m)

Good sized double bedroom with UPVC double glazed windows to side and front elevations. Skimmed walls. Textured finish ceiling. Fitted carpet. Fitted Radiator. Doorway through into master en suite.

### En Suite Bathroom One 9'6" x 6'3" (2.90m x 1.91m)

Three piece suite in white, comprising oversized walk in shower cubicle with chrome integrated shower and showerhead attachment. Low level WC and pedestal wash hand basin. UPVC double glazed opaque window to rear elevation. Skimmed walls. Range of chrome LED spotlighting. Tile effect vinyl flooring. Fitted radiator. Wall mounted heated towel rail.

### Bedroom Two 16'9" x 15'7" (5.11m x 4.75m)

Another good sized double bedroom with UPVC double glazed windows to front and rear elevations. Skimmed walls. Textured finish ceiling. Fitted carpet. Fitted radiator. Ledged and braced door opens into en suite bathroom two.

### En Suite Bathroom Two 4'5" x 9' (1.35m x 2.74m)

Three piece suite comprising walk in shower cubicle, integrated chrome electric shower and showerhead attachment. Low level WC and pedestal wash hand basin. Fully tiled walls. Vinyl laid flooring. Wall mounted heated towel rail. Glazed window to rear elevation.

### Bathroom Three 9'4" x 9'7" (2.84m x 2.92m)

Four piece suite comprising panelled bath with brass mixer tap and separate shower head fitment. Low level WC, bidet and pedestal wash hand basin. Fully tiled walls. Good sized fitted storage cupboard housing open shelving. Fitted radiator. UPVC double glazed window. Vinyl laid flooring.

## Outside

### Outdoor Seating Area

Sizeable outdoor seating area with cover canopy and access across to outdoor bar area. Open fronted out onto car park. Spans the full width of car park, further development potential to enclose into a spacious indoor/outdoor hospitality area.

## Bar

Fully working bar sat under a timber canopy with storage access to side.

## Double Garage

Block built double garage. Housing the two battery storage units. Power and light. Good sized storage facility.

## Garden

Attractive private garden to the owners accommodation mainly laid to lawn with timber fenced private raised bed garden, chicken coop and pond.

## Car Park

Good sized carpark laid to crushed gravel. Set back from the pavement via timber fencing. Residential development potential subject to planning.

## Planning Permission

Please note that there has never been any residential plans in place, however there is plenty of potential to the car park for residential development subject to the necessary planning.

## Services

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing. The property benefits from mains gas, electricity, water and drainage.

## Solar Panels

There are 32 built on solar panels that are fully owned by the property and will be transferred with the ownership of Garreg Wen. They create 32.2 kWH and generate on average around 70 kW per day. The property has two batteries for battery storage that will be transferred to the current owner upon completion. This essentially creates half the energy cost for the year for both the business and the property.

## Boundary Walls

We are advised the vendor owns all of the boundary walls surrounding the property. We would advise checking with your solicitor upon exchange.

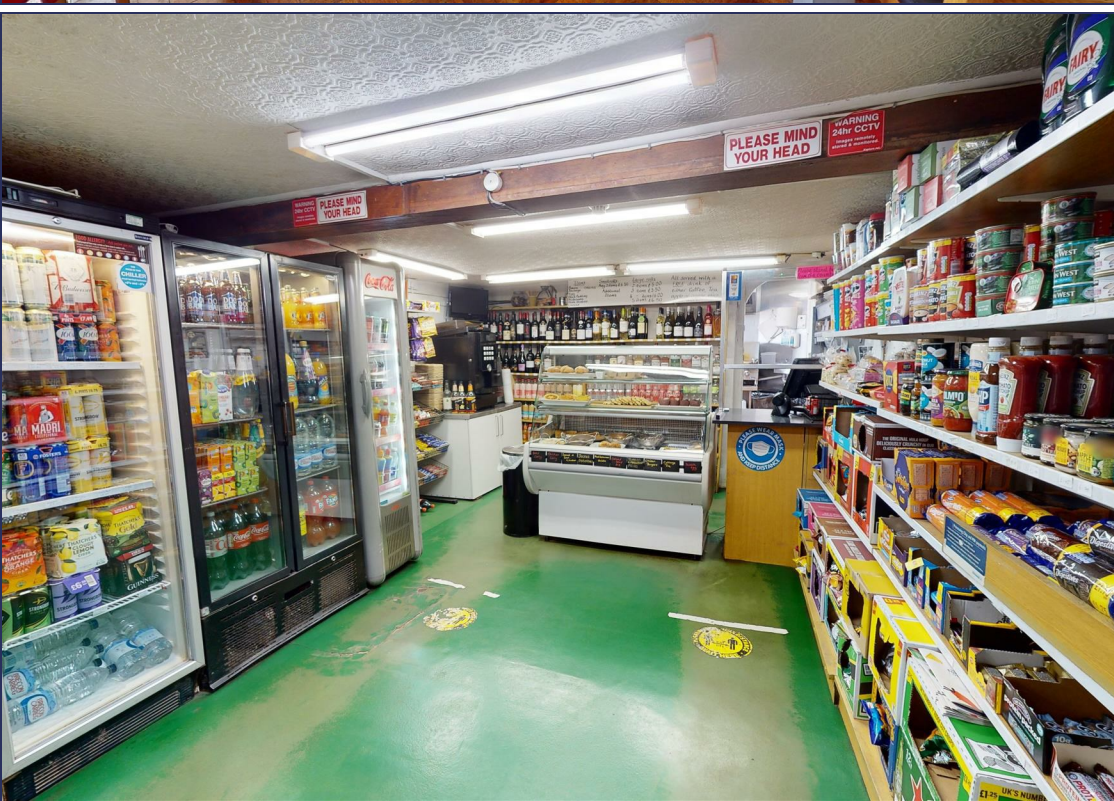
## VAT

All figures quoted are exclusive of Value Added Tax (VAT). However, in this instance we understand that VAT is not applicable.

## Anti Money Laundering

As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

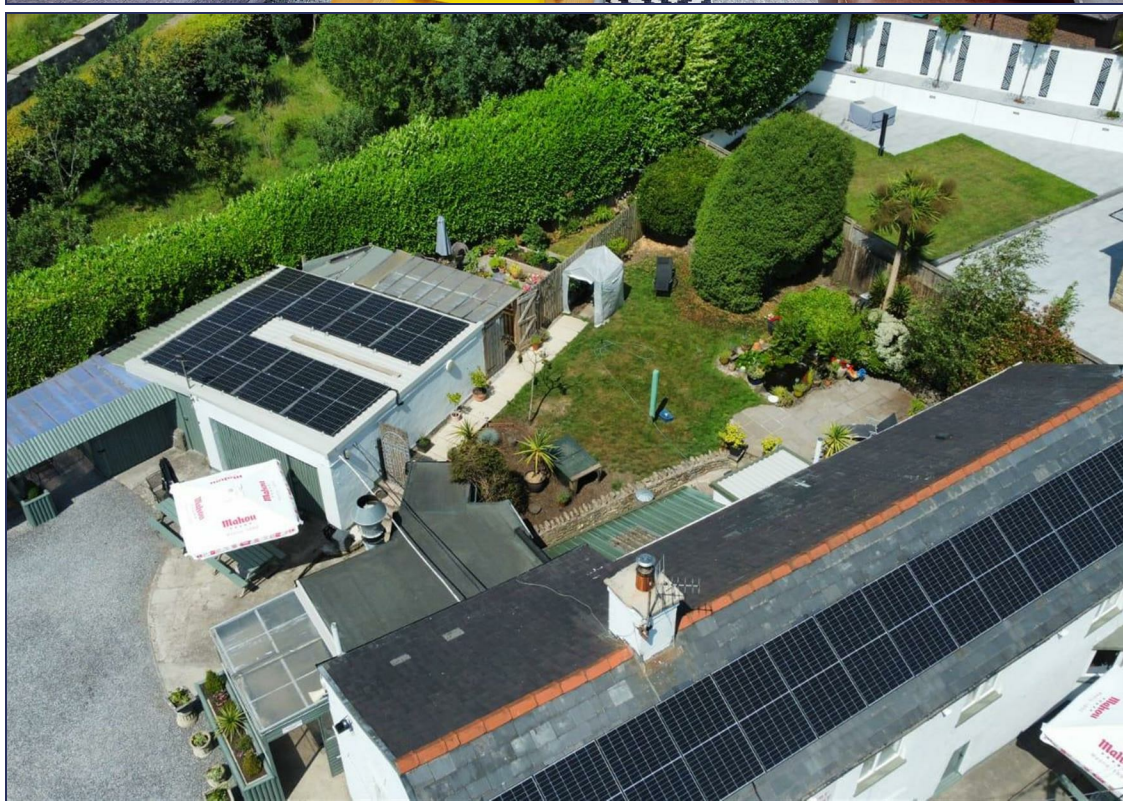
















25 m

50 m





FLOOR 1

FLOOR 2

GROSS INTERNAL AREA:  
FLOOR 1: 1488 sq ft, FLOOR 2: 1069 sq ft  
TOTAL: 2477 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

