



The Castle Hotel, High Street, Pontardawe SA8 4HU

FOR SALE

Central Public House Investment
Opportunity

**3,047 Sq Ft
(283 Sq M)**

DESCRIPTION

The property is a detached public house located in a prime prominent spot on the Pontardawe High Street. The property is made up of two floors and a basement, the ground floor comprises of a bar and an outside drinking area, the first floor has three recently renovated flats and the basement is used for storage.

The current tenant in situ has three year remaining on the current lease at a rate of £28,368 per annum.

- ✔ Unique income producing opportunity
- ✔ Currently tenanted paying £28,368 per annum
- ✔ Prime local location
- ✔ Close to the M4 Motorway

LOCATION

The property is located in the centre of Pontardawe and is situated on High Street, this street has a large retail presence with retailers such as the post office, a butchers and a variety of restaurants.

The property is situated five miles from the M4 Motorway and 20 minutes from Swansea

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Basement	743	69
Ground Floor	1,270	118
1st Floor	807	75
Outside Garden	1,313	122
Total	3,047	283

VAT

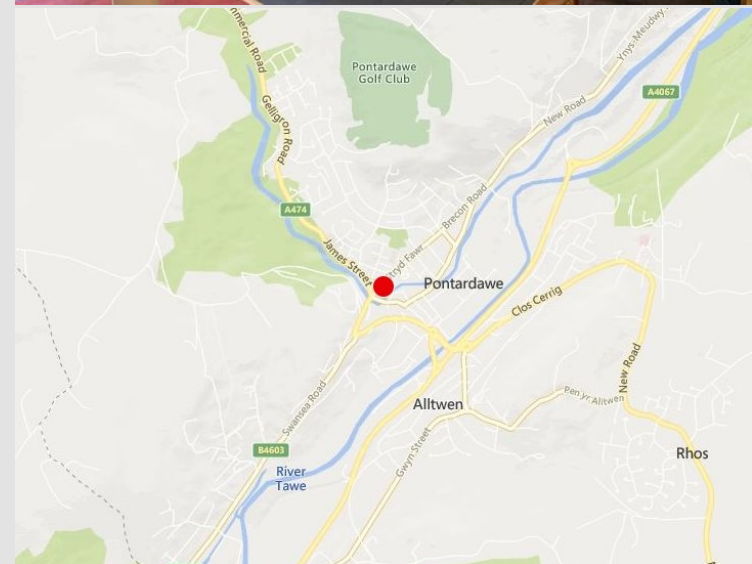
All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each part to be responsible for their own legal costs incurred in any transaction.

PRICE

Price on application.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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