



REF: 518

The Westbourne

1 Brynymor Road Swansea SA1 4JQ

£14,000



£14,000 is thought to be the minimum amount of capital needed in order to enter this excellent pub business.

Included within this amount will be rent deposit and working capital.

Fixtures and fittings must be purchased by the operator but can be bought over a period of time, not necessarily upfront. The estimated value of fixtures and fittings is £20,000.

FEATURES

- City centre public house taking over £8,000 per week (unwarranted)
- In popular residential district close to centre and university
- Seating over 90 customer's inside
- Prominent trading location close to other local shops and businesses
- Well fitted commercial kitchens with separate commercial wash-up
- Outside trading seating for 50
- 3-bedroom self-contained owner's home
- Extra store rooms, offices etc

Location

The coastal city of Swansea has a population of just over 240,000. There are a number of re-development plans that have taken place and more are due in the near future. This includes the re-development of the bus and train station.

The Westbourne is situated in a bustling hub with an interesting mix of independent restaurants and bars to go with a strong residential community all around. This is a popular destination for both diners and drinkers.



The Premises

Entrance Vestibule leading to:

First Customer Area

Surround the bar. Seating around 50 plus plenty of vertical trading space. The bar is fitted with a range of TV screens and nicely presented.



Right Hand Bar Customer Trading Area

Seats around 50 in an eclectic mix of seating.



Bar Servery

Is fitted with a full range of bar equipment and non-slip floor.



Gents WC

Disabled WC

Ladies WC

Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

Commercial Kitchen

Fitted with a range of stainless steel equipment including 6-ring gas hob, deep fat fryer, two rational ovens, stainless steel refrigerated workstations etc.

Cold Room

With a number of freezers.

Wash-Up Room

With 3 sink units and commercial dishwasher.



First Floor Accommodation

Landing to:

Bathroom

With white suite.

Utility Room

With WC and plumbing for automatic washing machine.

Store Room 1

Office

Store Room 2

Outside

There is a large rear storage yard.

There is customer seating to the front and side for around 40.



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Self-Contained Owner's Home

A large vestibule leads to a further corridor leading to:

Large Lounge

With access to separate private balcony.

Double Bedroom

Boiler Room

Modern Fitted Kitchen

With a range of modern wall and floor kitchen units, integrated hob and oven.

Stairs to:

Second Floor landing

With long corridor leading to:

Bedroom 2

Double bedroom.

Bedroom 3

Double bedroom.

Bedroom 4

Double bedroom.

Bathroom

Modern fitted bathroom with white suite and shower over.



The Business

We do not have any trading figures. We are of the opinion that a potential turnover run by the right operator is in the sum of £400,000 (net of VAT). We are unable to warrant any trading figures.

Tenure

The property is available on the basis of a brand new 5-year tenancy with the Stonegate Group. There will be a tie to the Stonegate Group for wet sales. Annual rent guide is circa £28,000.

Rateable Value

The current rateable value (from 1 April 2023) is £47,500.

Viewing and Further Information

Please Call:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (out of hours)

Please Email: bruce@sprosen.com

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