



REF: 616

Hollybush Inn

Main Road, Church Village, Pontypridd,
South Wales CF38 1PS

£6,000



£6,000 is the minimum amount of start-up capital required in order to take over this business. These funds will go towards rent deposit, advance rent and stock. Additional funds will be needed for working capital. Fixtures and fittings can be purchased over a period of time.



FEATURES

- Traditional community public house in South Wales
- Bars / dining area seats 90
- Games area
- Well-equipped catering kitchen with potential to develop and ancillary areas
- Six-bedroom private accommodation with lounge, office, kitchen and further rooms to develop
- Outside patio seating for 30
- Car park adjacent to the pub plus garage
- Refurbishment planned

LOCATION

Church Village is a large village within the county of Cynon Taf in Wales.

The village is centrally located being around 4 miles (6.4 km) from the local principal towns of Llantrisant to the south-west and Pontypridd to the north and is situated around 10 miles (16 km) north-west of Cardiff city.

The Hollybush Inn occupies an excellent position on the A473, benefiting from plenty of passing trade, yet is surrounded by residential homes and other local businesses. Local attractions include Taffs Well Rugby Club, Taffs Well FC, both of which are within 3 miles.

THE BUSINESS PREMISES

First Entrance Vestibule

With ribbed carpet.

Leads to:

Public Bar

(10.5 m x 5 m)

Seating around 30 with hardwood floor. Space for pool table, dart board, wall mounted TV and half-panelled walls.

The area has its own:

Bar Servery

With panelled front, hardwood top, non-slip floor and a range of back bar equipment.

Gents WC

(2.8 m x 2.8 m)

Recently refurbished. With non-slip floor, four urinals, low level flush WC and tiled walls.

Second Bar

(7 m x 13 m)

A large area seating 30 but with plenty of additional vertical drinking space.

There is part stone and part wood floor, high ceilings and large windows making this a bright space.

This area also has its own Bar Servery with painted panelled front, non-slip floor behind and a range of equipment.

Customer Seating / Dining Area

(7 m x 6 m)

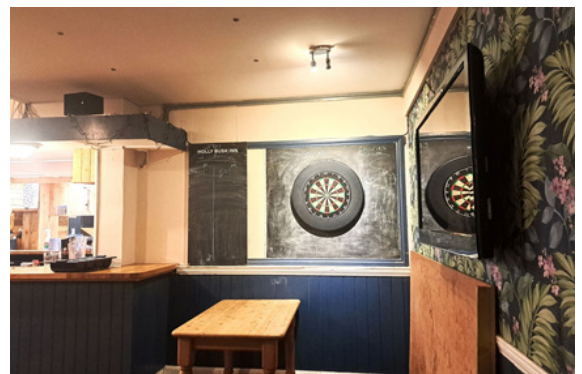
With stone floor, impressive fireplace and seating for around 30.

Underground Cellar

Second Entrance Foyer

(3 m x 4 m)

Leads to:



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.

Second Gents WC

(2 m x 5 m)

Recently refurbished. With non-slip floor, five urinals and one WC cubicle.

Ladies WC

(4 m x 3.7 m)

Recently refurbished. With baby changing unit, two WC cubicles and non-slip flooring.

Catering Kitchen

(4.8 m x 3.8 m)

With non-slip floor, large commercial extraction unit and a range of equipment including stainless steel workstations, two catering microwave ovens, deep fat fryer, Lincat 6-ring commercial hob and oven, combination oven etc.

Utility / Wash-Up

(3.4 m x 2.5 m)

With deep bowl double sink unit, non-slip floor and tiled walls.

Stairs to:

PRIVATE ACCOMMODATION

In need of refurbishment throughout.

First Floor Landing

(4 m x 2 m)

Further Interior Landing

(3 m x 6 m)

Lounge

(5 m x 8 m)

With hardwood floor, Victorian fireplace and direct access to:

Office

(3.4 m x 3.2 m)

Kitchen

(5.5 m x 1.8 m)

Bedroom 1

(4.3 m x 5 m)

With large dressing room off.

Bedroom 2

(4.4 m x 4.4 m)

Bedroom 3

(3.6 m x 2 m)

Bedroom 4

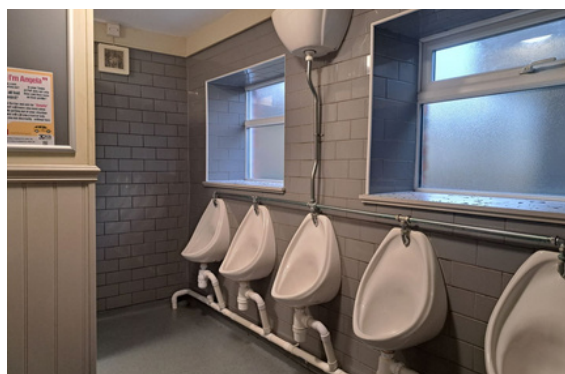
(3.9 m x 4 m)

Bedroom 5

(4 m x 3.5 m)

Bedroom 6

(2.4 m x 3.6 m)



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Additional Rooms

There are additional undeveloped rooms in this property.

Note: There is an opportunity to create more than one home within the accommodation block.

OUTSIDE

To the rear there is a patio area with steps to:

Patio Garden

With space to seat 30 and with smoking solution.

Single Garage

Car Park

Is situated opposite on the alternative side of the road.

The car park has space for 40 cars.

THE PROPERTY

Stands semi-detached under a pitched tiled roof. The majority of the property has double glazed windows and gas-fired central heating.

THE BUSINESS

Is currently closed.

It is the landlord's view that this site has a potential turnover of circa £272,634 per annum.

We do not hold any accounting information nor can we warrant any trading figures.

TENURE

The Hollybush Inn is available on the basis of a brand new agreement with the Stonegate Group.

There will be a wet tie to the Stonegate Group incorporated within this agreement.

Rent is quoted at £13,000 per annum.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/6004-8557-2110-7623-7240>



VIEWING AND FURTHER INFORMATION

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