



REF: 451

## The Somerset Arms

Commercial Road, Port Talbot,  
South Wales SA13 1LP

£12,500



£12,500 is thought to be the minimum amount of cash needed in order to enter into this excellent business.

This will include payment of a deposit, stock, some working capital and advanced rent.

Fixtures and fittings are not included in this figure and can be purchased over a period of time or a negotiated price can be agreed upon initial entry.

## FEATURES

- Currently taking £11,000 per week
- Community public house and eatery
- Dining bar seats a further 60
- Two sets of quality ladies and gents WCs
- Commercial kitchens
- Four-bedroom private quarters with kitchen / breakfast room
- Outside seating for over 100

## LOCATION

The Somerset Arms is located on a busy main road surrounded by a densely populated housing district, who provide strong local trade. The beer garden enjoys picturesque views of green hillsides.

The town of Port Talbot is a thriving centre with strong industrial links located just off the M4 motorway between Swansea and Bridgend.

## THE BUSINESS PREMISES

### Entrance Vestibule

With half brick wall, leading to:

### Central Bar Area

(5.36m x 6.55m)

A well presented room with panelled wooden walls, some fixed seating and plenty of space for vertical drinking and other customer seating for up to 20.



### Customer Seating Area

(5.49m x 7.01m)

Seats around 25 with a central brick fireplace, sliding patio doors leading outside and a carvery unit.

### Left-Hand Seating Area

(5.38m x 4.99m)

Seats around 26.



### Well presented Gents WC

### Well presented Ladies WC

### Restaurant / Bar

(14.1m x 9.9m)

A large space with various trading areas. Providing overall seating for around 60.

This well decorated space has part timber clad walls, part brick walls and closed carpeting. There is also a separate entrance to this area.



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.

**Bar Servery**

Comprises of a large 'L' shaped bar serving all areas.

**Commercial Kitchen**

(5.3m x 3.18m)

With non-slip flooring, plastic and stainless steel clad walls, substantial extraction system.

Fully fitted and equipped.



**Prep Room**

(4.5m x 2.02m)

With stainless steel sink unit.



**Second well presented Ladies WC**

**Second well presented Gents WC**

First Floor

Off the large landing is:

**PRIVATE ACCOMMODATION**

**Cloakroom / Storage Room**

**Bathroom**

With white suite.

**Large Office**

With safe.

**Double Bedroom 1**

**Fitted Domestic Kitchen / Breakfast Room**

**Double Bedroom 2**

**Double Bedroom 3**

**Lounge**

**Double Bedroom 4**

**Ancillary Space**

To the rear, there is a large covered storage area incorporating:

**Cellar**



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## OUTSIDE

### Front

There is a tarmacadam area providing space to seat around 80 customers.



### Side/Rear

There is a patio and garden area seating around 30.



### Car Park

There is a large tarmacadam car park for around 40 vehicles.



## THE BUSINESS

Is currently open and trading with a temporary operator.

We are advised that current turnover is circa £11,000 per week with around 40% of sales coming from a well presented pub grub menu.

This is a great opportunity for an experienced operator to take on a busy business concern.

## TENURE

The property is available on the basis of a brand new tenancy with The Stonegate Group.

There will be a wet tie to the Stonegate Group for wet sales products.

Annual rental is anticipated at £22,000 per annum.

## VIEWING AND FURTHER INFORMATION

**Strictly by appointment and under no circumstances must any approach be made directly to the business.**

Please Call:  
0333 414 9999 (Monday-Friday 9am-5pm)  
Bruce Sprosen 07467 947296 (out of hours)  
Please Email: [bruce@sprosen.com](mailto:bruce@sprosen.com)

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