



## Park Inn

Ref: 3451503

23 Park St Mumbles, Swansea, SA3 4DA

Leasehold: £40,000, Annual Rent: £46,000

Well presented trade areas

Three bedroom owners' accommodation

Outdoor trading area

Huge scope to increase revenue

Letting room potential

Energy rating C



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## Description

The Park Inn is a mid terrace pub just set back from the main high street, beach and promenade.

A traditional public house under a pitched and tiled roof, with secluded outdoor trading, a cosy and welcoming main bar area, with significant owners' accommodation above.

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## Location

Mumbles marks the beginning of the Gower Peninsula's coastline. It's a well-loved area of Swansea. It is a regular and all year round tourist venue. Once famed for the "Mumbles mile" a stretch of hospitality venues, the area is still a mecca for tourists and locals alike to visit for pubs and restaurants.



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## Owner's Accommodation

There is a three bedroom owners' accommodation on the upper floors of the building; in addition to the bedrooms, this offers a good sized living room, kitchen and bathroom.

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## Letting Accommodation

The accommodation on the upper floors is currently arranged as owners' accommodation but offers the scope subject to permissions to convert into letting rooms or Airbnb opportunities to maximise revenue from visiting tourists.

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## External Details

There is a small customer garden to the rear of the pub, mostly laid to patio and secluded by a high stone wall.



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## Internal Details

Entering through a central main front door and small internal lobby you are greeted by the open plan trading areas. With a welcoming and well appointed sets of tables and chairs and a corner wooden bar servery, there is a wealth of character features throughout.

Continuing through the ground floor there are customer toilets, stairs to the upper floors and a door leading out to the trade garden at the rear.

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## Fixtures & Fittings

We understand all trade fixtures and fittings are included within the sale but a full inventory will be provided as required.

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## Trading Hours

Open from 4.00pm to 11.00pm six days a week.

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## The Opportunity

The pub offers huge scope to increase revenue from the addition of either a commercial kitchen, letting rooms, extended opening hours or a combination of the three.

The pub is in a great location and already attracts a loyal customer base.

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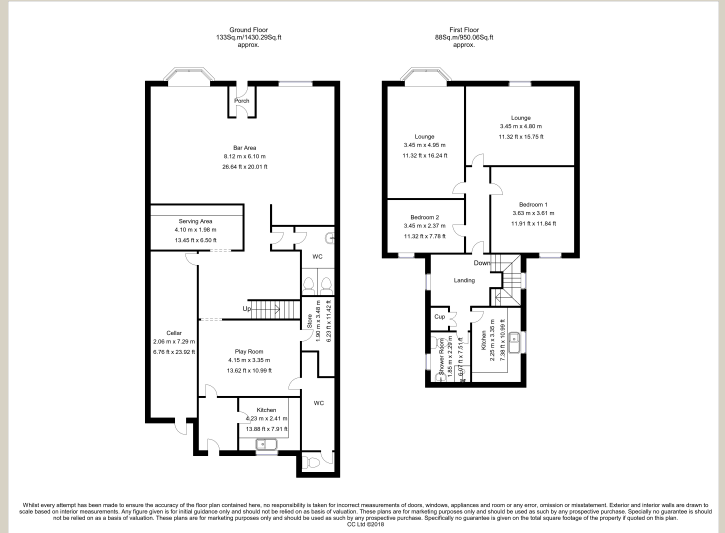
## Staff

A full staff list can be provided as required.

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## Business Rates

Rateable value effective from 1 April 2023 will be £10,750.



## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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