



## Llanfabon Inn

Ref: 3451468

Llanfabon Road, Nelson, CF46 6PG

Freehold: £495,000

Detached substantial Inn with 3 trade areas  
Set in 0.75 acres with incredible views  
Ideal location to add Airbnb/accommodation  
Well presented owners accommodation  
Turnover circa £200,000, with scope to grow  
Retirement sale. Energy Rating C



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## Description

Llanfabon Inn is a gem of a substantial, stone built, detached building. The building is full of character and charm with features such as log burners, flagstone flooring and exposed beams. Complimenting the charm of the Inn is its well apportioned and linked trading areas, which includes a conservatory extension approximately 10 years ago, with step free access, a further generous restaurant area and the main lounge bar, which in total can sit approximately 100 customers.

Sitting in a plot of circa 0.75 acres, it has far reaching views over valleys, hills and farmland, which can be enjoyed from two separate outdoor trading areas. One of which benefits from a covered sitting area. Combined these areas can easily sit a further 60 customers with significant scope to increase those numbers.

The business has been well maintained in the 15 years the current owners have been here. The quality of additional work is clear to see and business is in a fantastic condition for a new owner to come in and operate successfully immediately, while also being able to have the scope to develop or create new opportunities.

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## Location

Llanfabon Inn is located in the village of Nelson, which itself is just five miles north of Caerphilly and 10 miles north of Cardiff. Both routes have easy access to Nelson via the A470 and A469.

The village itself sits in a natural basin close to the confluence of the River Taff and Taff Bargoed valleys. From Llanfabon Inn, you have truly spectacular, breathtaking and panoramic views, including the 355 metre high Mynydd Edlwsilan.

With such stunning countryside all around there are some exceptional trails for hikers and bikers alike. Llanfabon Inn benefits from such trails being within easy reach and view of the pub and its extensive outdoor trading.



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## Letting Accommodation

Currently the property does not offer letting accommodation but there is a very large customer car park to the side and rear of the building which offers remarkable views and easy access to the surrounding walking routes and bike trails.

In our opinion, subject to the usual Local Authority permissions and consents, there is a fantastic opportunity to create a successful and special customer accommodation offering.



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## Internal Details

Customers enter via a central period door into the main central bar area, where the main bar servery is located in this area there is a flagstone floor and a focal period stone fireplace with a log burner. To the left of the bar area is a comfortable lounge bar area, with dual aspect windows offering wonderful views. These two main bar areas, offer comfortable seating for approximately 25 people.

Steps lead down to the main restaurant area of the Inn. Again full of charm and character with exposed beams, a further good sized bar servery (not currently used) and another log burner and focal fireplace. This area has capacity for at least 35 covers in its current layout and scope for further.

From this room you can also access the conservatory room. An addition to the original Inn approximately 10 years ago. This room is full of light and hugely benefits from the amazing and beautiful scenery and offers a real destination dining potential. There are modern and accessible toilets and the conservatory can be accessed externally rather than through the main bar, offering complete step free access. Overall this space has capacity for a further 40 covers.

Combined across the internal trading areas there is approximately capacity for 100 covers. In addition there is a further set of customer toilets.

In the ancillary areas, there is a very well equipped and well apportioned commercial kitchen with stainless steel appliances, units, shelving and worktops. There are further storage areas both internally and externally which offer scope for larger events as required.

The cellar benefits from the Heineken smart dispensing system.

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## External Details

Llanfabon Inn offers two outside trading areas. The first to the front of the white stone facade, sits on a raised patio area and provides seating for approximately 32 customers.

To the rear and side of the building is a further outdoor trade area, which in recent years has benefitted from an oak built covered area. In total there is currently capacity for approximately 30 further customers to sit in this area and enjoy the views.

There is a very large customer car park to the rear of the property, which could accommodate coaches and an extensive number of customer cars.

We understand from the current owners there is a right of way to the neighbours property which is infrequently used.

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## Owner's Accommodation

The owners accommodation is located on the first floor of the property and offers a really generous living area which continues the character and quality of the trading areas of the building. Currently this is accessed by an internal staircase, but there is scope to create a private entrance should that benefit the new owners.

There is a wonderful dual aspect, vaulted, living room with windows to the front and side to benefit from the countryside views. In this room there is a focal fireplace, with log burner, exposed stone wall and beams. Also within this room is a door leading to an internal space, currently utilised as an owners office.

A hallway with windows offering further views leads you to a hallway with a generous double bedroom, modern and spacious bathroom and the end of the hallway a dual aspect, vaulted open plan kitchen/dining room, with fitted modern units and further character features such as exposed beams and walls.



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## The Opportunity

The Llanfabon Inn is a very well established and successful business. It benefits from both loyal local community customers but also from the wider and well populated towns and Cardiff alike. The current owners have been at Llanfabon for the last 15 years and after 30 years in the industry have decided reluctantly that they are going to retire.

In our opinion there are significant opportunities to build the business. Potentially the biggest area of growth could come from creating a customer accommodation offering. The car park offers the option, subject to usual permissions and consents to create a variety of accommodation options, from brick built and permanent rooms to yurts, huts or even glamping.

Within the external side of the business there would also be the option to look at events to fully utilise the 3/4 acre on offer. We understand the current owners have been approached by festival and drive in cinema operators with this type of proposal.

The current owners offer, good quality, traditional pub food but with a generous commercial kitchen and multiple trading areas, there is scope to further develop the food offering.

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## Trading Information

Accounting information will be provided to interested parties on agreement of the owners. However we understand that, traditionally and consistently the business has generated a turnover of circa £200,000, outside of trading restrictions. This is on an approximate trade split of 65% food and 35% wet sales.

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## Staff

The business will be sold with the benefit of vacant possession on completion of the sale, thus creating an opportunity for an owner occupier to inherit a successful operation and to benefit from the potential to increase. The current owners do employ a small number of junior staff that would transfer with the business. In accordance with the Transfer of Undertakings (Protection of Employment) Regulations. A list of such staff can be provided as required.

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## Business Rates

Rateable value effective from 1 April 2023 will be £5,700.

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## Trading Hours

The business is currently trades six days a week, closing on Mondays.

The bar opening times are:

12noon - 11pm Tuesday-Sunday

The restaurant times are:

12noon - 2pm and 6pm-9pm Tuesday to Sunday

12noon - 9pm Saturday

12noon - 3pm Sunday

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## Fixtures & Fittings

We understand all trade fixtures and fittings at present in the property are to be included in the sale price. A full inventory will be provided as required.

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## Regulatory

Premises licence.



## 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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Bristol



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