



## Uncle Bob's at the Raven

Ref: 3451533

82 Cwmamman Road, Garnant, Ammanford, SA18 1ND

Freehold: Overs over £330,000

Substantial pub with scope to expand (STP)

Refurbished throughout in March 2023

Opportunity to purchase successful business

Possible alternative use development (STP)

Corner plot with large car park

Decked outside dining area.



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## Description

The Raven is a substantial two storey building with a slate roof, occupying a corner plot adjacent to the A474. A single bar counter serves the open plan trading area which has a mixture of fixed and loose seating comfortable for both drinkers and diners. The pub has a successful and popular food offer which draws trade from the wider locality, and the premises underwent a full refurbishment in March 2023. The well equipped catering kitchen and wash up area is conveniently located on the ground floor and externally there is an attractive dining deck, a covered outside seating area to the rear as well as some further seating to the front of the pub.

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## Location

Garnant is a village in the valley of the River Amman in Carmarthenshire, Wales, north of Swansea. Neighbouring Ammanford is served by the A474 and the A483 which links to the M4 and Ammanford railway station connects to Llanelli and Swansea.

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## Owner's Accommodation

The private flat on the first floor comprises:

- Large lounge
- Kitchen
- Three bedrooms
- Bathroom

Our client advises that the flat was redecorated in March 2023 and only requires a new kitchen and carpets/flooring.

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## Trading Information

We are advised by our client that the pub trades at c. £10,000 per week. Further trading information will be provided after viewing.

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## Development Potential

The pub occupies a substantial corner plot, so there may be scope to develop for alternative use or expand the existing trading space, subject to the relevant permissions.

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## Fixtures & Fittings

We are advised that all trade fixtures and fittings will be included in the sale.

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## Internal Details

- Open plan trade area
  - Bar counter
  - Catering kitchen
  - Ladies and gents toilets
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## External Details

- Car park for c. 25 cars
  - Raised dining deck
  - Covered outside seating area
  - Outside seating to the front of the pub
  - Outbuildings currently used for storage
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## Trading Hours

Monday Closed  
Tuesday Closed  
Wednesday 12.00–8:30 pm  
Thursday 12.00–8:30 pm  
Friday 12.00–8:30 pm  
Saturday 12.00–8:30 pm  
Sunday 12.00–5.00 pm

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## Tenure

Freehold

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## 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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