



Bedlinog Inn

Ref: 3451532

High Street Bedlinog, Treharris, CF46 6TG

Freehold: £600,000

Leasehold: £25,000, Annual Rent: £36,000

Attractive pub with bar & dining areas

7 high quality en-suite letting rooms

Leasehold terms available

Large outside terrace & garden

Near to national park & climbing centre

Large car park. EPC B



Description

The Bedlinog occupies a central position in the village and is an attractive detached two storey building with a slate roof. The pub was extensively refurbished to a high specification in 2016 and still showcases the careful design and quality materials employed by the freeholders.

The ground floor trading area comprises a bar with snug area, wood panelled bar counter and working fireplace. The separate function/restaurant area (c. 36 covers) also has a working fireplace and is next to the well equipped trade kitchen and garden room, the latter of which can be used for small parties or events. The first floor comprises of seven high quality en-suite letting rooms.

Externally there is a terrace (c. 50 covers) which leads down to an enclosed trade garden with children's play area, as well as a customer car park. The pub is currently closed.

Trading Information

The pub is currently closed.

Regulatory

The property has a premises licence.



Location

Bedlinog is a picturesque village in the Taff Bargoed Valley in South Wales, and near to the natural beauty and outdoor experiences that can be found in Parc Taf Bargoed. While Bedlinog has a rural feel, it is well-connected to nearby towns and the Welsh capital as the nearby A470 provides access to Merthyr Tydfil and the surrounding towns as well as Cardiff, which is 20 miles away. The location benefits from its close proximity to Bike Park Wales and the many mountain bike trails that criss-cross the area. The former Welsh International Climbing Centre (now Rock UK) is a mile or so from the pub and both of these local destinations are popular with visitors to the area.

External Details

- Slate patio/terrace (c.50 covers)
- Lawned trade garden
- Children's play area

Owner's Accommodation

There is currently no private accommodation on-site, however, it may be possible to convert the larger letting room in to a studio flat (subject to any required permissions). The vendors also own a residential property in the village and may be willing to consider letting or selling this (subject to separate terms).

Ground Floor

Comprises:

- Bar with snug area
- Dining/function area (c.36 Covers)
- Garden room (with access to terrace)
- Trade kitchen
- Ladies, gents & accessible toilets

Fixtures & Fittings

We understand from our client that all fixtures and fittings are included in the sale.

Letting Accommodation

Situated on the first floor and comprising:

- 5 ensuite double rooms
- 1 ensuite single room
- 1 ensuite family room



The Opportunity

The Bedlinog Inn has excellent facilities that can drive three income streams. There is demand for accommodation from people travelling to the area to pursue outdoor activities, particularly climbing and mountain biking, and the provision of a secure bike store would help drive occupancy rates. With no other pub in the village, the Bedlinog has every opportunity to become the hub of local life again, as well develop a strong food and function trade in the restaurant and the external areas.



Tenure

Freehold:

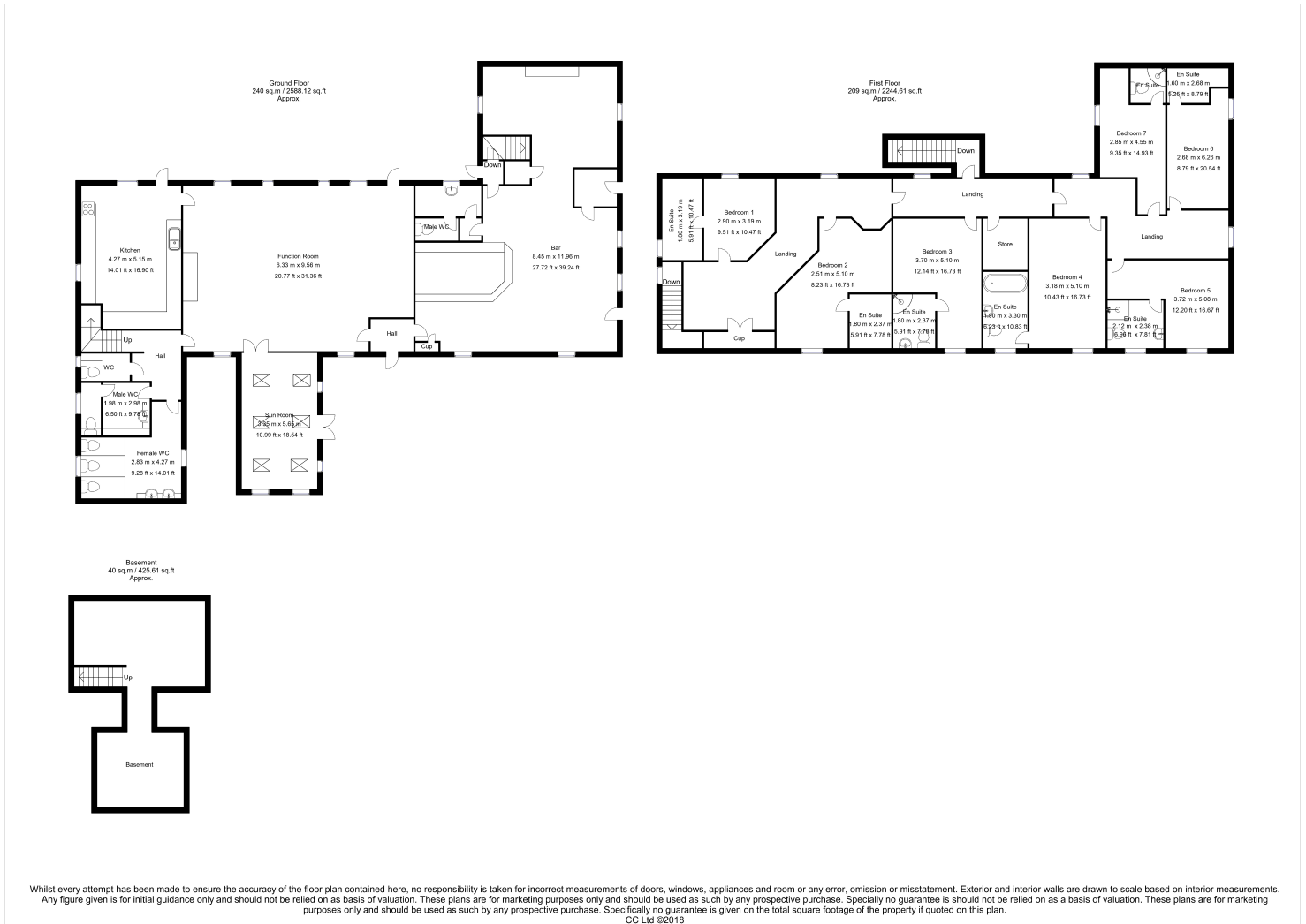
- £600,000

Leasehold:

- Premium: £25,000

- Rent: £36,000

- Lease: 10 years





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



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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