



Molly O'D's

Ref: 3451530

20 -26 High Street Gilfach Goch, Porth, CF39 8SP

Freehold: £495,000

- Renowned & long established business
- Potential to expand or develop (STP)
- Alternative use possibilities (STP)
- Includes pub & vacant former betting shop
- Trade gardens to rear
- Wet led pub. EPC C

Description

Molly O'D's is a well known pub and hub for the local community, renowned for its welcoming atmosphere, high standards, and strong sporting connections, especially to rugby.

The same family have owned and run the pub for over 35 years and it is now being sold due to retirement.

The pub is a two storey terraced building with an open plan trade area on the ground floor served by a single bar counter, over which is extensive private accommodation.

To the rear of the property there are trade garden spaces, as well as outbuildings, and the sale includes the neighbouring vacant former betting shop.

Other Property

The vacant former betting shop next door to the pub is included in the sale. Subject to planning permission, this could be redeveloped, or can be used as a retail unit once again. Please note, there is an apartment above the shop at number 26 included in the floorplans for reference purposes, however this is not included in the sale.



Regulatory

There is a full premises licence

Fixtures & Fittings

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

Some memorabilia may not be included in the sale, and the vendor will advise before a sale is agreed.

The Opportunity

This sale represents an opportunity to own a well known and welcoming pub with a loyal customer base.

Trade could be grown by opening all week and developing a pub food menu.

Subject to local authority and any other required permissions, there is also an opportunity to develop part or all of the site for alternative use,

Location

Gilfach Goch is a village in South Wales, surrounded by the picturesque natural beauty of the Welsh valleys. Known for its tight-knit community and strong sense of identity, Gilfach Goch was once closely associated with the coal mining industry and has reinvented itself since the closure of the pits becoming a symbol of Welsh Heritage and a place where locals and many visitors access the varied outdoor pursuits available in the dramatic landscapes nearby.

Internal Details

Comprises:

- Trade area with fixed and loose seating
- Single bar servery
- Pool area
- Ladies & gents toilets

Tenure

The property is freehold and part long leasehold.

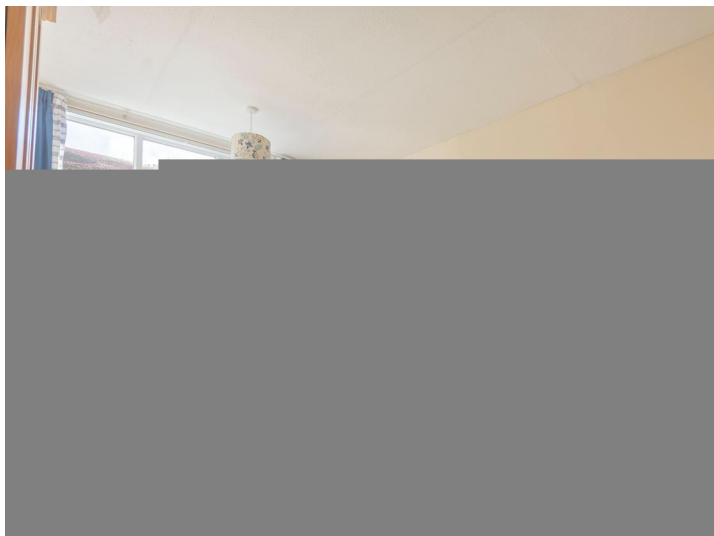
Development Potential

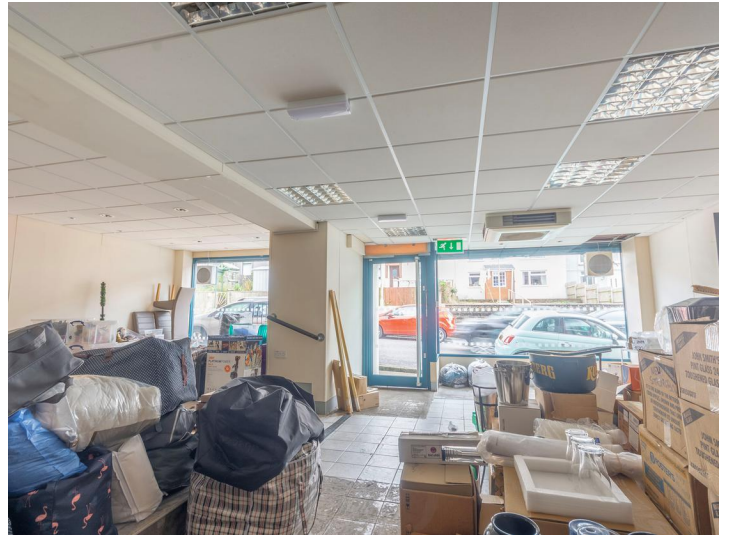
Subject to permission there is scope to extend the bar and/or develop part or all of the property for alternative use.

Trading Hours

By choice of the owner, the pub currently trades for 3 to 4 days a week.







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.

For full information on Christie Insurance please call 03330 107189