



BUELAH FILLING STATION & TROUT CAFE

Beulah, Llanwrtyd Wells, LD5 4UU

FREEHOLD: £975,000 | REF: 4710116

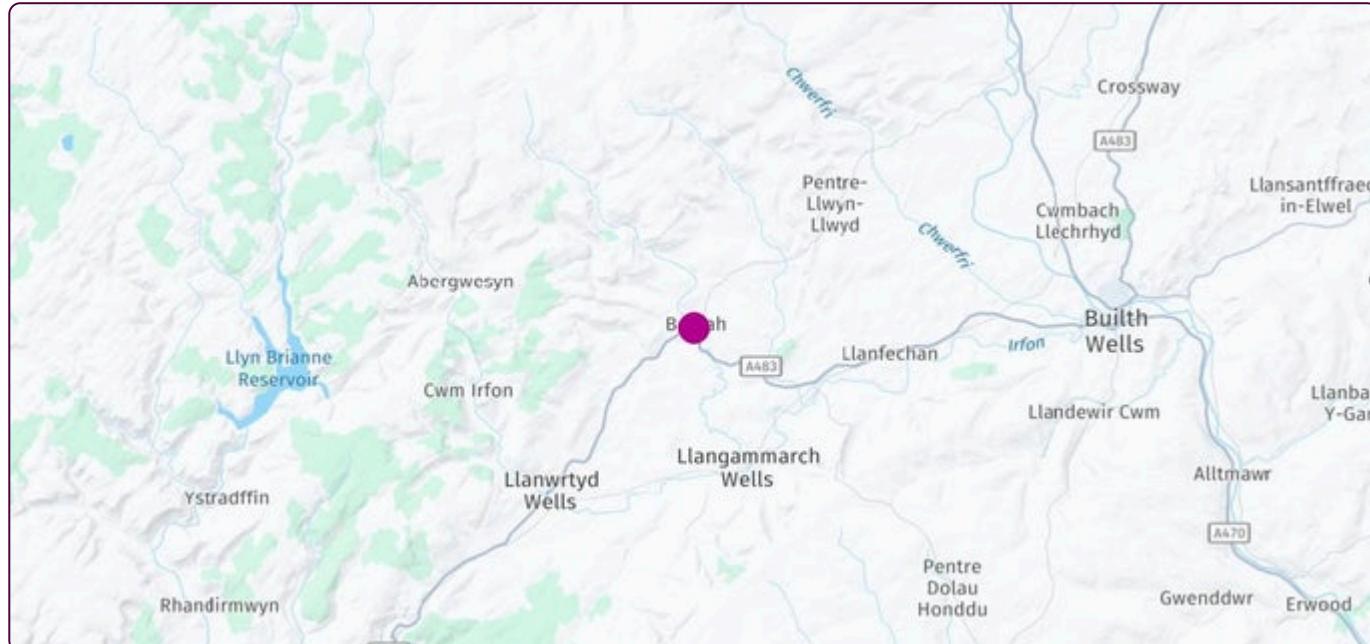
DESCRIPTION

The Trout Café and Petrol Filling Station has been owned and operated by our client for a number of years, they are now looking to sell and retire. Based on a significant plot of circa .91 acres and offering a variety of revenue streams which include petrol filling station, convenience store, café, five letting rooms and two apartments. The business benefits from excellent levels of passing trade, repeat trade all year round and is ideally situated close to commercial and residential buildings. The business is well established, conveniently located and offers an ideal platform for a new to take advantage of the great potential it offers.



LOCATION

Nestled in the heart of Wales, the Trout Café and Petrol Filling Station is a stone's throw away from the Cambrian Mountains, whose hidden delights include the Devil's Staircase and the Llyn Brianne Reservoir, with scenery rivalling that of the nearby Elan Valley. The Trout Café and Filling Station is located on the busy A483 which benefits from constant traffic.

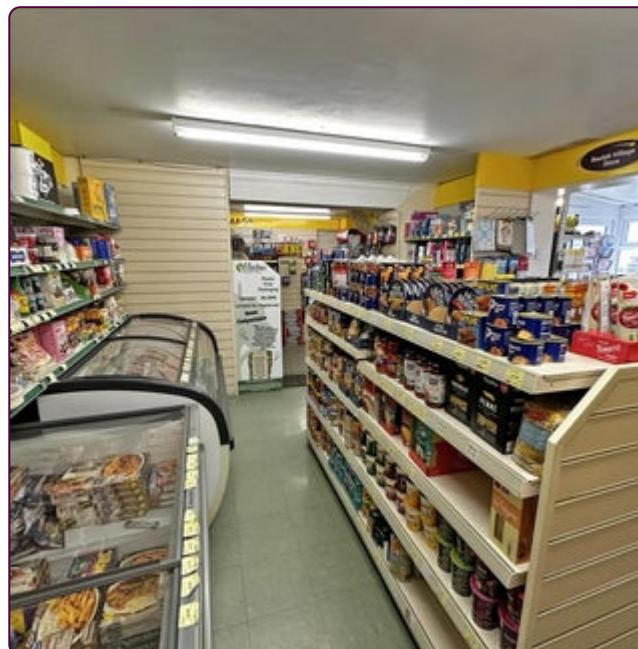
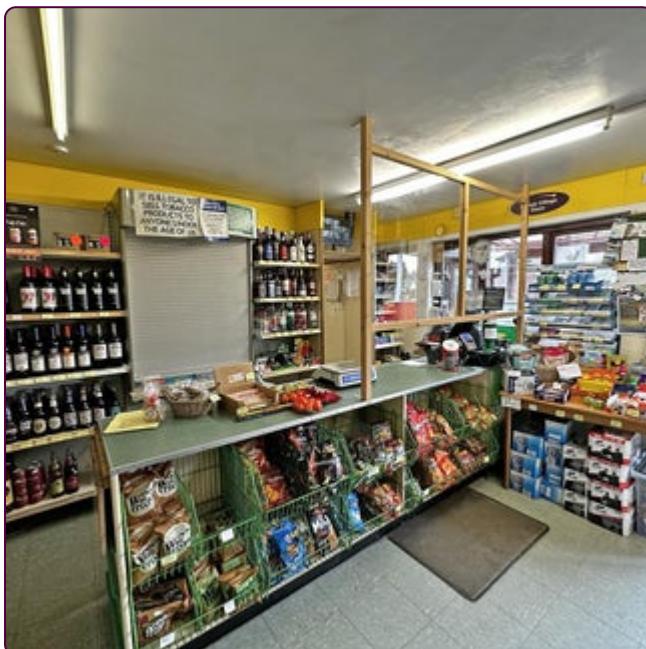


THE OPPORTUNITY

The current owners have owned The Trout Café & Petrol Filling Station since 2014 and have improved trade and business. The owners acquired the convenience store and petrol filling station in 2019 and again have improved trade and have kept the premises well maintained.

The forecourt presents an excellent opportunity to acquire a well-sized site with great development potential and a strong retail business, with the scope to increase trade. Along with a well-renowned Café and bed and breakfast. There are five letting rooms in total along with two apartments which could all provide further income.

There is the opportunity to introduce a variety of product ranges and promotions, hot food options, and forecourt services to help increase turnover and gross profit margins.



INTERNAL DETAILS

This is a unique opportunity to acquire a freehold site that includes, a petrol filling station, convenience store, café, five letting rooms and two apartments. The Trout Café makes the most of the fresh ingredients Wales has to offer, by serving traditional homemade meals, along with a good selection of beers, wines, and soft drinks in a cosy environment. The main counter/bar is directly in front of the entrance, with seating and a traditional fireplace setting on the left, further seating area on the right and a separate function room that is available for private hire. Above the café, you will find five double rooms all with ensuite bathrooms. The Trout Café currently offers a reputable Bed and Breakfast service, which brings in additional income.



OWNER'S ACCOMMODATION

Above the store, you will find the owner's accommodation, which comprise three bedrooms, two bathrooms, kitchen and living room, which is ideal either for an owner-operator or could be used as extra income as a rental.

LETTING ACCOMMODATION

There is an addition two bedroom apartment above the cafe along with five en-suite lettings rooms at £95.00 per night.

FIXTURES & FITTINGS

We are advised that all shop fixtures and fittings are included in the sale - subject to a confirmation itinerary.

EXTERNAL DETAILS

The site has three pumps with 10 nozzle's and four tanks.

Tank 1 - 4,400 Litres Diesel

Tank 3 - 26,800 Litres Unleaded

Tank 4 - 8,800 Litres Diesel

Tank 5 - 4,400 Litres Diesel



TRADING INFORMATION

Full Trading Accounts are available upon request. Fuel volume is circa 660,000 litres.

STAFF

There are ten members of staff 5 in the shop and 5 in the Café who may transfer under TUPE.



TRADING HOURS

Shop and Petrol Filling Station opening hours

Monday to Sunday 7am - 7pm

The Trout Café opening hours

Monday - Sunday 7.30am - 5pm.

BUSINESS RATES

The rateable values as of April 2023 are - shop and petrol filling station £7,800 + Café £8,500 - Total £16,300.

TENURE

Freehold - three titles.





DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

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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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CONDITIONS OF SALE

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