



## Eldbush Inn

57 High Sreet, Nantyffyllon, Maesteg, Glamorgan CF34 0BS

Freehold £120,000

- Traditional village pub
- Substantial stone constructed property
- Lounge and public bar
- Beer patio and private garage
- Extensive first floor accommodation with scope for renovation
- Sales prior to closure for year ended 31 December 2019 £107,930 ex VAT
- Currently closed

Ref: 91410

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**SP** Sidney  
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## LOCATION

The village of Nantyffyllon sits astride the A4063 at the northern end of the Llynfi Valley on the northern outskirts of Maesteg which is the largest town within the surrounding area having a population of some 20,000. It also sits just to the south-east of Afan Forest Park which is a popular tourist destination for walkers and especially mountain bikers. The village enjoys good communication links via the A4063 with junction 36 of the M4 motorway and the county town of Bridgend.

The Elderbush holds a prominent location at the centre of the village on the High Street amongst a number of primarily residential properties. This substantial property appears to be constructed in the main of stone and brick with pitched slate roof and offers extensive accommodation over two floors. The ground floor provides two well planned and easy to operate trading areas with the benefit of a beer patio to the rear. The first floor is a large space that has not been lived in for several years and could be adapted for a number of uses with investment, which is required.

The current owner has been in occupation of the property for a number of years and has always trades successfully as a traditional village pub offering wet sales only. Recently, the plan was to develop the first floor into letting accommodation for the large number of mountain bikers that visit the nearby Afan Forest Mountain Bike Centre which is becoming increasingly popular. Unfortunately, due to ill health our clients have had to rethink their future and decided to place the premises on the market.

## TRADE AREAS

Front entrance leading to both trading rooms. LOUNGE BAR, comfortably furnished with carpeted floor, fixed wall bench seating with matching upholstered chairs to pub style tables for approximately 24. Wood panel fronted bar counter from CENTRAL SERVERY. BAR, an 'L' shaped room having stripped wood floor, part wood panelled wall, fixed wall bench seating with pub style chairs and tables for approximately 40 with ample room for more standing. 'U' shaped wood panel fronted bar counter from CENTRAL SERVERY. GAMES AREA with pool table and dartboard. Large screen televisions. LADIES AND GENTLEMENS TOILETS. STOREROOM.

BASEMENT KEG CELLAR.

## OWNERS ACCOMMODATION

Located at first floor is the OWNERS ACCOMMODATION (not currently inhabited and requires updating) but comprises LARGE BATHROOM. KITCHEN/DINER. LARGE LOUNGE. THREE DOUBLE BEDROOMS.

## EXTERNAL

TWO-TIER BEER PATIO to the rear of the patio with seating for 24 with ample room for more standing. Private parking for 2 vehicles and garage.

## THE BUSINESS

The premises trade as a traditional community pub to the village and surrounding area opening seven days a week between the hours of 15.00-23.00 Monday to Friday, 15.00-01.00 Saturday and 10.30-00.00 Sunday. Our clients accounts for the financial year ending 31st December 2019 show sales net of VAT of £107,930, working on a gross profit of some 51.7%.

## TENURE & PRICE

**FREEHOLD £120,000** to include fixtures, fittings and goodwill. Stock at valuation in addition.

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

## LICENCE

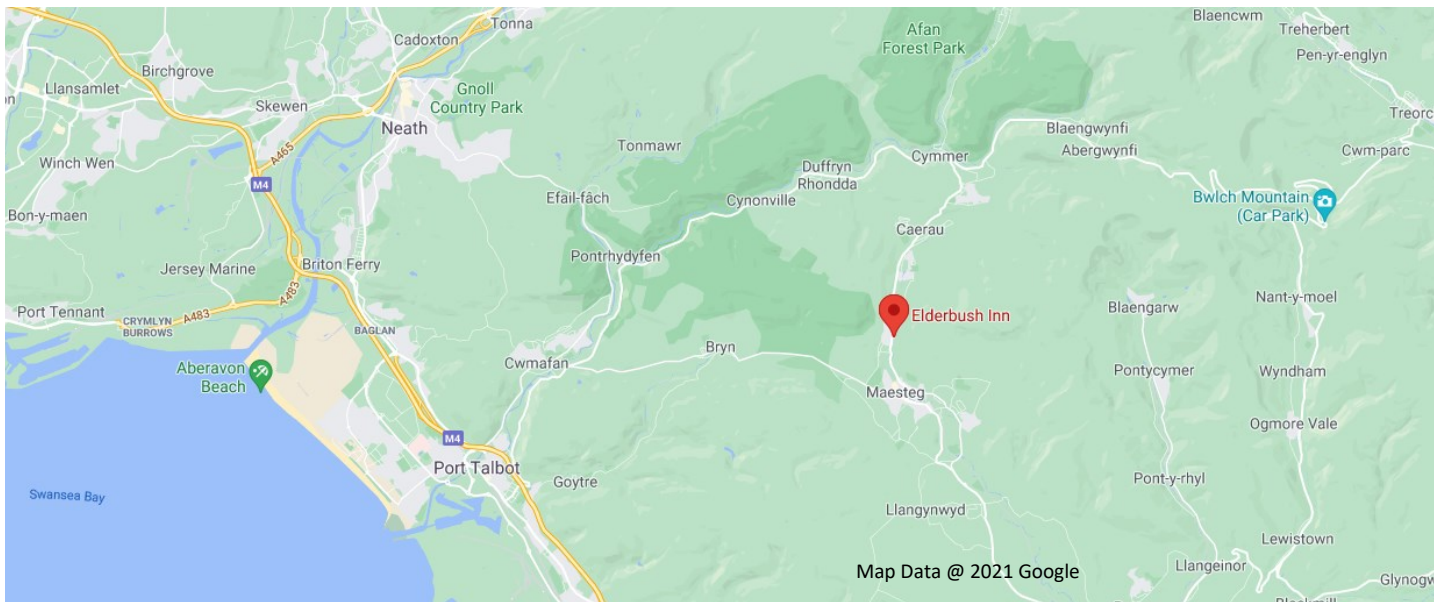
A Premises Licence is held.

## SERVICES

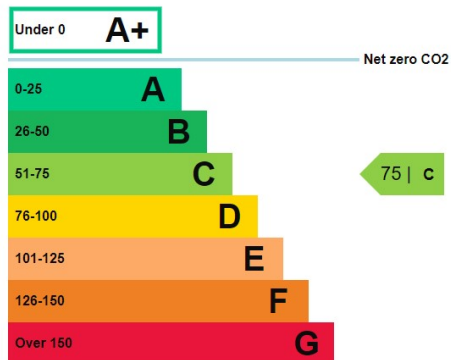
All mains services are connected with the benefit of gas fired central heating.

**Local authority:** Bridgend County Borough Council.





This property's current energy rating is C.



## BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

## UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: 9283-7521-2458-9531-8990

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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