



Lamb & Flag

Church Street, Wick, Cowbridge, CF71 7QE

Tenure: Freehold

Price: £275,000

Ref: 96169

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Village centre freehouse
- Character stone-built property
- Two section lounge bar (32). Restaurant in converted barn (30)
 - Two bedroom owners' accommodation
 - Good gardens and car parking
 - Currently closed

Location

The village of Wick stands in the heart of the Vale of Glamorgan, on the B4265 route just a few miles from the county's two principal market towns of Cowbridge and Llantwit Major. The village is a popular residential location commanding some of the highest residential property values in the principality, and it stands just a few miles from the sea with the renowned Monkash Beach just a couple of miles distant.

The Lamb & Flag stands in the village's most central point, where the main Llantwit Road meets Church Street, thus holding a prominent corner position.

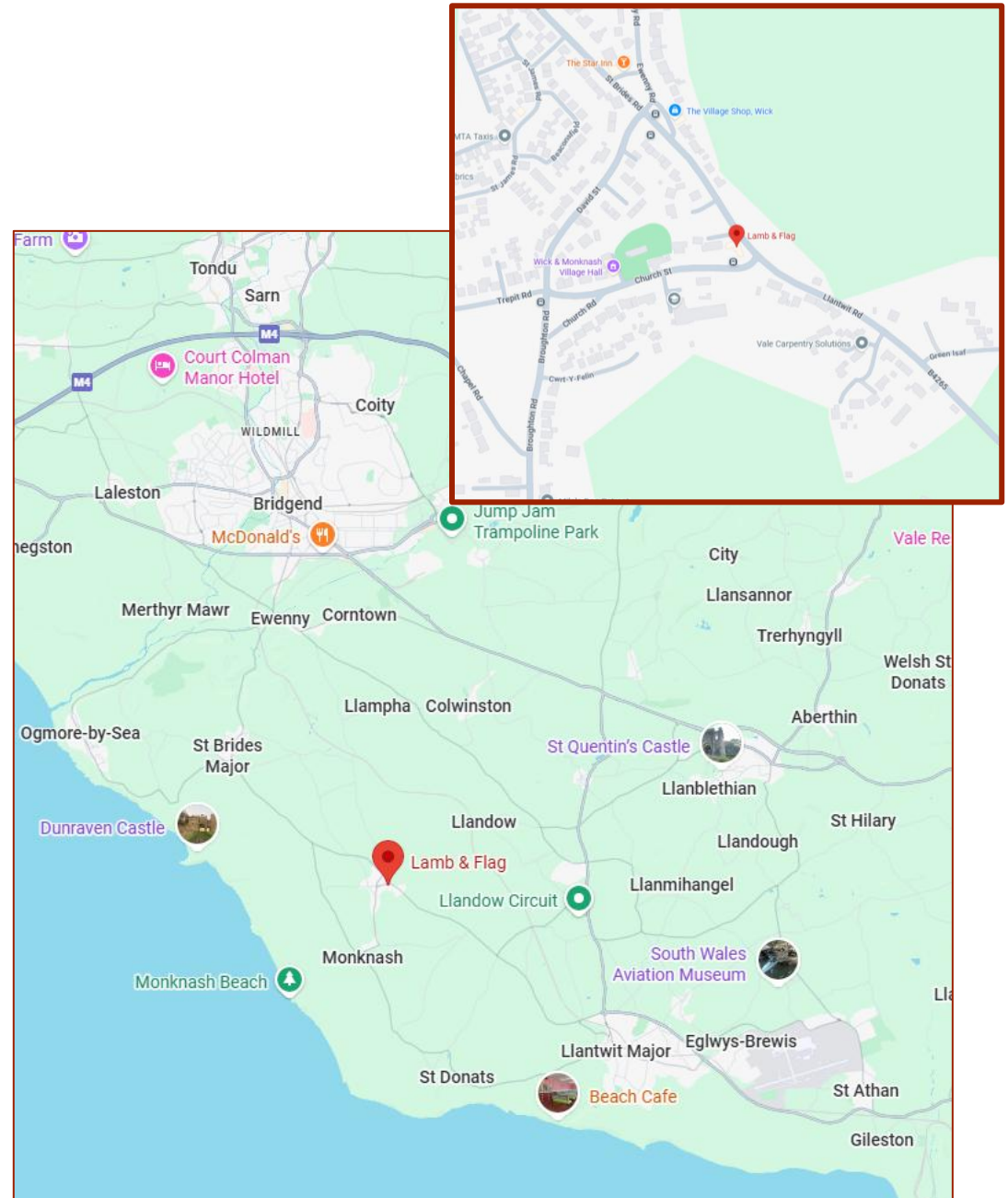
The village has a growing population of 700 and has a village shop and primary school.

The Property

The Lamb & Flag is a centuries old, stone-built property which is surprisingly not listed. It extends to almost 3,000 square feet and offers two individual trading areas, owners' accommodation, good outside area and a car park.

It was acquired by our client as an investment some 16 years ago and has subsequently been operated by independent tenants.

The property is more briefly described as follows:



Trade Areas

At ground floor are two characterful trading areas located either side of the interconnecting BAR SERVERIES. The two section LOUNGE BAR has a wealth of period charm and character with exposed stone walls, beamed ceiling, open fireplaces to both rooms, and a stone-built counter for the BAR SERVERY.

The RESTAURANT has been created in a converted barn and features a fireplace to one end, bar servery with panelled frontage, part exposed stone walls, and carpeted floor. It currently seats approximately 24 customers, with some of the room taken up by a pool table, although when operated as a restaurant it could seat 30 plus customers.

CATERING KITCHEN with Altro nonslip flooring and a selection of stainless steel catering effects and work surfaces.

LADIES' and GENTLEMEN'S CUSTOMER TOILETS. On-level BEER CELLAR.

Owners' Accommodation

On the first floor is the owners' accommodation which comprises TWO DOUBLE BEDROOMS, LOUNGE and FAMILY BATHROOM.

External

Adjacent to the main entrance is a partially enclosed, patioed BEER GARDEN with seating for approximately 40 customers but could seat more.

Gravelled CAR PARK with space for 20 plus vehicles.





The Business

As previously referred to, whilst the property has been owned by our clients for some time, they have never run it themselves and it has always been operated by independent tenants. Therefore, prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.

Tenure & Price

FREEHOLD £275,000 to include fixtures and fittings.

The Property is elected for VAT. VAT will be levied on the sale price at the standard rate of 20% 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.





Licences

A Premises Licence is held permitting the sale of alcohol between the following hours:

Monday to Thursday: 10:00 – 23:00

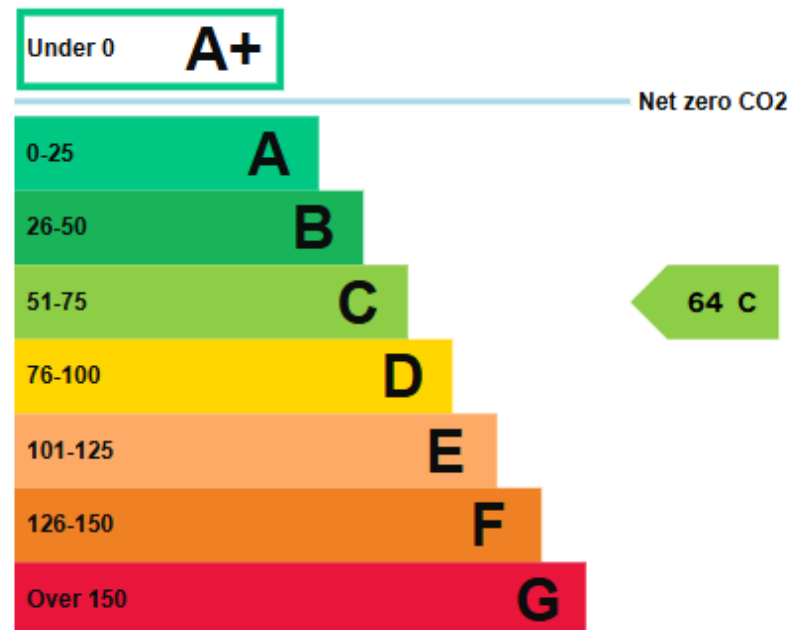
Fridays and Saturdays: 10:00 – 00:00

Services

Mains water, electricity and drainage are connected. LPG for cooking and central heating.

Rateable Value: £8,250 from 01 April 2026.

Local Authority: Vale of Glamorgan Council.





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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.