



Railway Inn

Llanpumsaint, Carmarthenshire. SA33 6BD

Freehold £325,000

- Village Freehouse
- Well appointed open plan Bar Areas
- 5 en suite Letting Bedrooms
- Owners Suite
- Outbuildings suit conversion to Holiday Lets
- Gardens & Car Parking
- Currently Closed

Ref: 91518

01981 250333

wales@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The village of Llanpumsaint is located just off the A486 Llandysul to Carmarthen road in Northern Carmarthenshire. It is a well populated village in an idyllic rural setting in the heart of the Gwili Valley. The Railway Inn stands in a prominent, elevated position in the heart of the village. It is an attractive well presented property offering easy to operate open plan bar areas, five en suite letting bedrooms and compact owners accommodation. The outbuildings have previously held Planning Consent (since lapsed) for conversion to four self contained holiday lets. The property is briefly described as follows:-

TRADE AREAS

Open plan BAR & DINING AREA surrounding a podium style SERVERY having counters to three/four side of the room. The room has a slate tiled floor throughout, exposed stone walls, three fireplaces and leather sofas, tub style chairs and roll-top contemporary dining chairs for up to 50 customers. Conveniently located split level CATERING KITCHEN having galley style serving hatch to the main dining area. Tiled walls and floor, three-section galvanised extraction canopy and a good selection of stainless steel work surfaces and catering effects. LADIES, GENTLEMENS and DISABLED TOILETS.

BASEMENT : BEER CELLAR.

LETTING ACCOMMODATION

First Floor : 5 LETTING BEDROOMS (4 doubles, 1 single) with en suite Bath or Shower Rooms.

OWNERS ACCOMMODATION

Second Floor : MANAGERS FLAT with small kitchen/lounge and double bedroom. Off the landing is a shower room (not fitted).

EXTERNAL

To the front is an enclosed PATIO BEER GARDEN which when furnished can seat approximately 50. Hard standing and tarmacadamed CAR PARK to the side, with space for 12 vehicles.

Separate OUTBUILDING with pitched slate roof. Single storey STABLE BLOCK, about 17m x 5m, of stone constructed, rendered and with pitched slate roof. This building is currently utilised for storage, having Freezer Rooms. PLANNING CONSENT was passed in 2004 (now lapsed) for conversion to four independent holiday cottages.

THE BUSINESS

Our client acquired the property in 2005 as an investment. It was subsequently let to third party tenants, the most recent of which left in October 2021. The passing rent has been at £22,100 per annum. No trading accounts are available and prospective purchasers need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.

LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between 10.30 am and 11.30 pm seven days per week

SERVICES

Mains electricity, water and drainage are connected
Oil fired central heating

Carmarthenshire Council—01554 742330

Business Rateable Value £8,400

Business Rates Payable £4,494

Private Accommodation Tax Band C

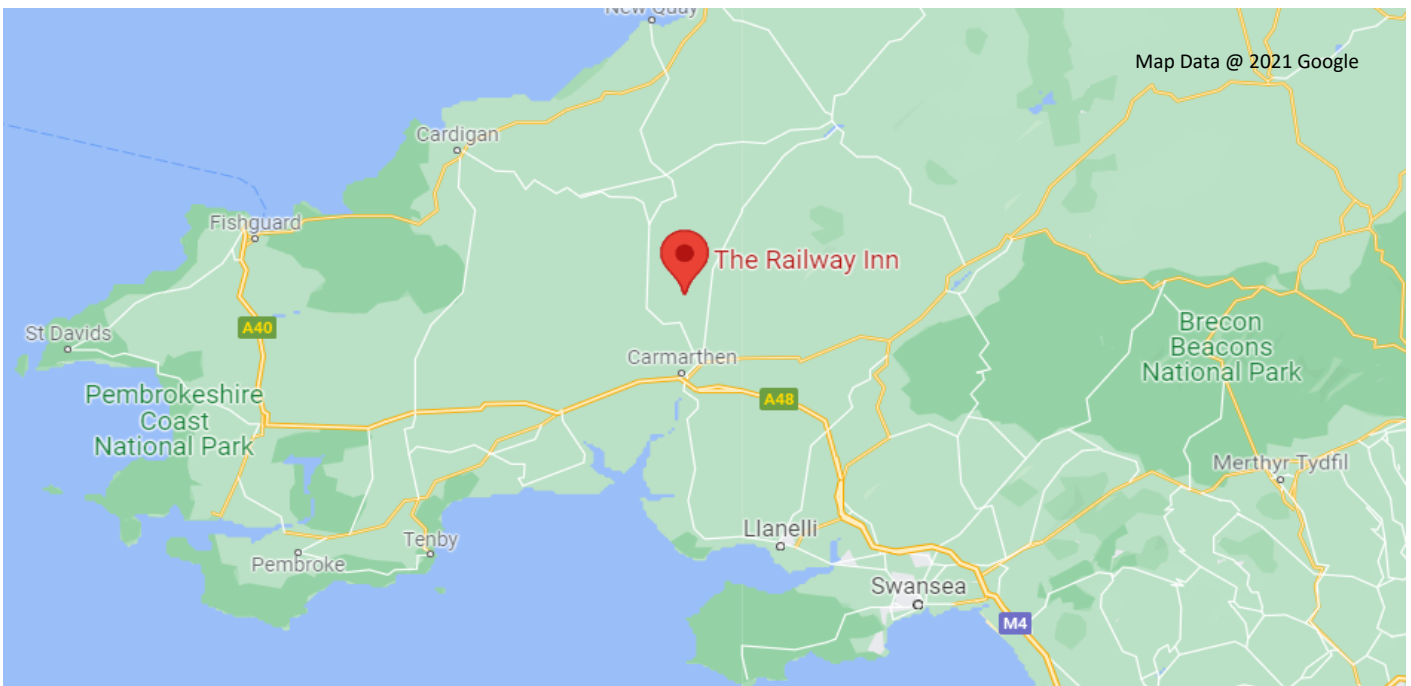
Council Tax £1,477.80



TENURE & PRICE

FREEHOLD £325,000 to include the fixtures and fittings. 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.



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EPC Reference: N/A

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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