



Church House Inn

Church Street, Bedwas, Caerphilly, CF83 8AY

Tenure: Leasehold

Price: £75,000

Ref: 95157

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Well established, highly profitable business
- Quaint village location opposite church
- Well-appointed trading areas
- Large trade garden seating 100
- Car park
- Food-led trade

Location

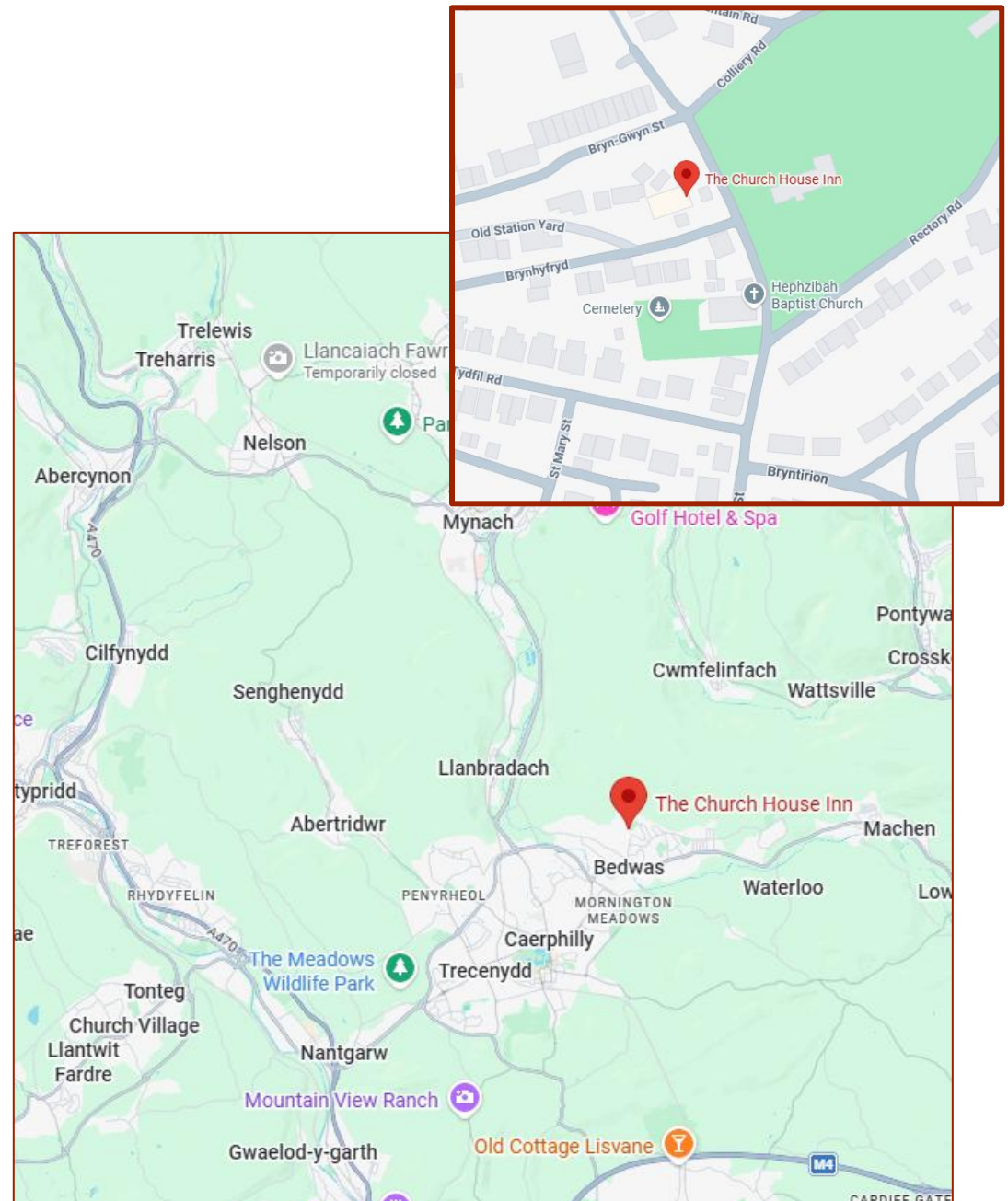
Church House Inn is located on Church Street, Bedwas, at the centre of the village with outstanding views of the nearby church. Bedwas is situated approximately two miles northeast of Caerphilly, within the county borough, and only a short distance from the country's capital, Cardiff.

The village has many amenities and a number of retail and leisure units. It stands astride the A468 (Newport Road) where it links with the A469 and subsequently the A470. Junction 32 of the M4 motorway is six miles distant and Cardiff city centre nine miles distant. Due to its location, Bedwas has become a popular commuter village for those working in Cardiff and Newport.

The Property

Church House Inn appears to be constructed mainly of stone and brick with rendered and colourwashed elevations under a pitched slate roof. It offers ground floor trade areas with private accommodation above, excellent outside space and car parking.

The business has traded successfully for a number of years but has been extremely successful under the current owners, with their food-led business achieving a high level of turnover and profitability. The property is briefly described as follows:



Trade Areas

Main entrance leading into an open plan LOUNGE BAR/RESTAURANT with seating for 62. Comfortably furnished with mock black and white beamed ceiling and walls and carpet and stripped wood effect flooring. Central, wood panel front BAR COUNTER with matching back bar fitting.

CATERING KITCHEN with nonslip floor, stainless steel extraction hood and stainless steel clad walls. Good selection of commercial catering equipment and effects. DRY/FREEZER STORE. LADIES', GENTLEMEN'S and DISABLED TOILETS. On-level BEER CELLAR.

Owners' Accommodation

FIRST FLOOR

Currently uninhabited but comprising: KITCHEN/LOUNGE, 3 BEDROOMS and BATHROOM.

External

Large, wall enclosed BEER GARDEN with slabbed and stone chipped floor covering. Picnic style bench seating for 90. Block constructed storage shed. Tarmacadamed CAR PARK for 12.

The Business

The business trades as a food-led venue to the large number of inhabitants in the surrounding towns and villages, and even those travelling from the suburbs of Cardiff and Newport.

The business operates seven days per week from 11am to 11pm. It achieves a turnover of approximately £20,000 per week inclusive of VAT, and a healthy level of net profit.





Tenure & Price

LEASEHOLD £75,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The property is held on a 20 year full repairing and insuring lease from Stonegate Pub Company commencing 1st August 2011. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £22,800 per annum, exclusive of VAT and charges, paid monthly in advance. An incoming party will be required to provide a rental deposit to the Landlord. The lease is tied to Stonegate or their nominee for the purchase of all bottled and barrelled lager, plus one beer. All other stock is free to purchase from the lessee's chosen source.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

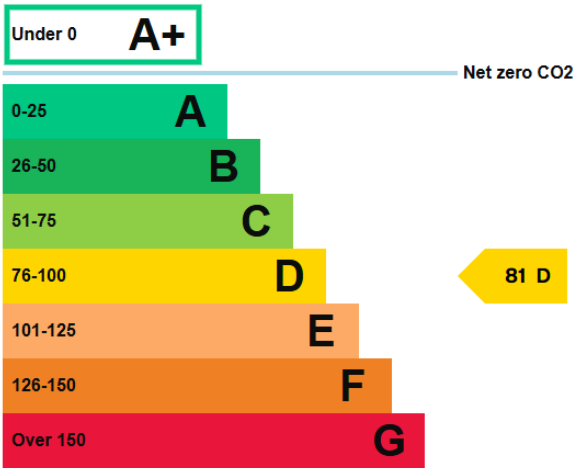
A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £11,000 as at 1st July 2026

Local Authority: Caerphilly County Borough Council



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