



Jolly Colliers Inn

Llanelly Hill, Abergavenny, Monmouthshire. NP7 0PW

Tenure: Freehold

Price: £295,000

Ref: 91656

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Monmouthshire/Brecon Beacons village freehouse
- Lounge bar/restaurant (40) and public bar (28)
- Renovated one bedroom owners' flat
- Additional one bed Airbnb apartment
- Gardens and car parking
- Turnover £280,000 per annum net of VAT (not including income from Airbnb)

Location

The Jolly Colliers Inn enjoys an elevated central village location on the southern fringe of the Brecon Beacons National Park some two miles from the A465 which can be reached via the B4248. The village is located between Blaenavon and Brynmawr, approximately two and a half miles from both and six miles from Abergavenny. The Big Pit Mining Museum is in Blaenavon, an iconic tourist attraction which draws many visitors to the area throughout the year. This museum has been designated a World Heritage Site.

The property stands in the village of Llanelly Hill in the popular and desirable county of Monmouthshire.

The Property

The Jolly Colliers has been in our clients' hands for eight years, but just over two years ago had the misfortune of having a major fire. Therefore, through the insurance process, the property has undergone a major refurbishment and reconstruction including a new roof, re-wiring etc. This now results in an almost brand new, purpose built property being offered for sale whilst it still retains its innate character, charm and original features.

Furthermore, the property has been reinvigorated and enjoys an excellent level of trade from relatively limited trading hours. The property is briefly described as follows:



Trade Areas

GROUND FLOOR

Entrance vestibule which has tiled floor and provides access to both principal trading areas. The LOUNGE BAR/RESTAURANT has boarded effect floor throughout and feature fireplace with flagged hearth and cast iron solid fuel burner installed. There is part tongue and grooved wainscoting, fixed and loose seating for 40 diners, counter from CENTRAL SERVERY AREA and feature raised ceiling with roof lanterns throwing a considerable amount of additional light into the room.

The CATERING KITCHEN is well equipped with altro non-slip flooring, fully sealed walls, four section galvanized extraction canopy and a comprehensive selection of stainless steel catering effects and work surfaces. Direct access into a FREEZER ROOM/DRY STORE.

The PUBLIC BAR is a lovely room with tiled floor, beamed ceiling, fixed ribbed leather upholstered wall seating and dark stained traditional chairs including wheelbacks with fishtail supports, the room able to cater for 28 seated. Part exposed stone walls and open fireplace with antique brick surround. Counter from central bar servery having lapped panelled frontage and there is also direct access from the public bar to the trade garden.

LADIES' and GENTLEMEN'S TOILETS together with DISABLED FACILITIES.

Additional service rooms including LARGE FREEZER ROOM, DRY STORE, on level BEER CELLAR with BOTTLE STORE and a good size BOILER ROOM.



Accommodation

The first floor has been separated into two individual apartments arranged as follows:

APARTMENT ONE:

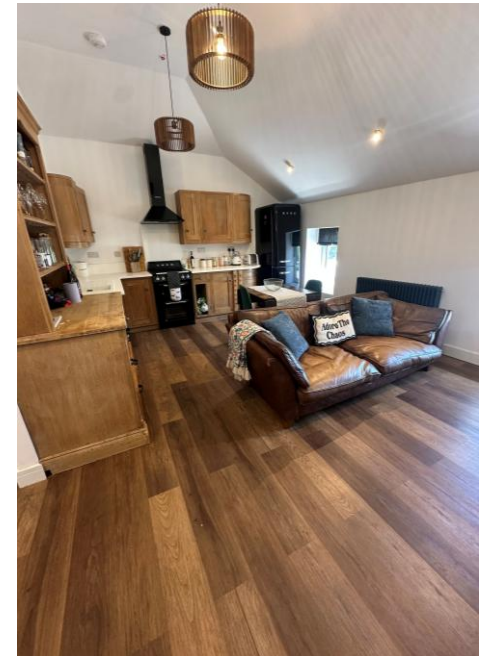
Currently occupied by our clients and offering large, open plan LIVING AREA with LOUNGE together with KITCHEN/DINER with boarded floor throughout. DOUBLE BEDROOM. Modern BATHROOM which has been completely refitted with feature bath with shower over, wash hand basin and WC.

APARTMENT TWO:

This has just been finished and is proposed to be let as Airbnb to fully exploit the high demand for accommodation in this tourist area. This consists of KITCHEN/LOUNGE/DINER, DOUBLE BEDROOM with EN SUITE SHOWER ROOM.

External

The TRADE GARDEN is enclosed and accessed directly off the public bar. It is terraced being part patioed and part lawned. There are two car parking areas; a draw-on tarmacadam CAR PARK to the front of the property with space for eight vehicles and a large rear compound which is gated and provides parking for a further 2/3 vehicles but is mainly used by our clients. This is adjacent to the access to the accommodation so would probably also be utilised by residents of the Airbnb accommodation.





The Business

This property has undergone two refurbishments during our clients' period of ownership when they acquired the same in 2016 when it had been closed for a period of time. Therefore, during the subsequent period it was considerably improved and upgraded. Further improvements were also carried out during Covid. Then, when the fire took place in May 2023 it was closed for a period of time and the major works already referred to were undertaken.

The business has now been open again for over 12 months, reopening in April 2024 and the first 12 months of this subsequent trading, annual takings including VAT amounted to £340,000 which should net to approximately £280,000. We are advised that this trade is split 80% food sales and 20% wet sales. This trade is generated from relatively limited trading hours being only open three nights a week—Thursday, Friday and Saturday as well as 2 lunchtime sessions on the weekend—Saturday and Sunday. Prospective purchasers may feel there is scope for developing the trade further with extended opening hours, and of course the benefit of the additional accommodation which can now be let will offer further room for improvement.

Licence

A full Premises Licence is held and is permitted to retail alcohol between the hours 12:00 and 00:00 Sunday to Thursday and between 12:00 and 00:30 on Fridays and Saturdays

Services

Mains electricity, water and drainage are connected. Oil fired central heating and bottle gas for cooking. The property benefits from a 4 camera CCTV security system, together with fire alarm and sprinkler system.

Local Authority: Monmouthshire County Council

Rateable Value: £2,800



Tenure & Price

FREEHOLD £295,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

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

Viewing strictly by appointment only.



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