



Aleppo Merchant Inn

Carno, Caersws, Powys, SY17 5LL

Freehold £430,000

- Recently refurbished mid-Wales 16th Century village inn
- Public bar and games room
- 4 section lounge bar and dining room
- 6 well appointed en-suite letting rooms
- 3 bedroom owners accommodation appointed to good standard
- Large trade gardens and parking
- Sales circa £350,000 PA during restricted trading period

Ref: 91585

01981 250333

wales@sidneyphillips.co.uk

 **Sidney
Phillips**



LOCATION

The Aleppo Merchant is a character village inn which is reputed to date from the 16th Century. It is thought to take its name from a local who was known as one of the merchants of Aleppo being a town in Syria which has great historical importance as one of the major ports linking the Middle East and the Western world during the middle ages. The property itself enjoys much original character being constructed of stone under a pitched slate roof. It offers well planned and extensive trading areas that have recently been refurbished throughout, upgrading its infrastructure and trading areas and private accommodation. The premises provide an outstanding opportunity for new operators to take advantage of the recent refurbishment and push the business forward. Due to the size of the premises it could suit multiple family operators who wish to enter the trade.

The village of Carno stands within the spectacular Mid Wales countryside astride the A470 north to south Wales trunk route, approximately 8 miles north west of Newtown. The village is renowned as the home of Laura Ashley who is buried in the churchyard at Carno. The area is a busy thoroughfare for those travelling between north and south Wales but also home to a large number of caravan parks and holiday homes for those visiting especially from the West Midlands region. The Aleppo Merchant's position off the main A470 is perfect to take full advantage of those visiting.

TRADE AREAS

Ground Floor

FRONT ENTRANCE VESTIBULE leading into the open plan four section LOUNGE BAR and DINING ROOM. This room is appointed to an excellent standard, having a mixture of carpeted and stripped wood flooring with part wood panelled and partially exposed stone walls. The room is partially sub divided as viz; central Bar area having wood panelled fronted Bar Counter comfortable settle seating for approximately 8 and feature inglenook fire place. From the central area there are three separate dining areas, all appointed to a high standard with contemporary dining chairs and tables for approximately 65 customers in total.

PUBLIC BAR and GAMES ROOM being two section room appointed a good standard with stripped wood floor throughout and partially wood panelled walls. The public bar housing the wood panelled frontage bar counter. Seating for approximately 30. The games room having small return from servery with seating for approximately 20. Housing DJ BOOTH, AWP machines, pool table, darts board.

LADIES, GENTLEMENS AND DISABLED TOILETS.

CATERING KITCHEN quarry tiled floor, stainless steel extraction hood, good selection of commercial catering effects and equipment. WASH UP AREA. DRY STORE with WALK IN FREEZER. STORE ROOM.

BASEMENT provides keg cellar with drop from rear of property.

LETTING ACCOMMODATION

At first floor are 6 well appointed ENSUITE LETTING BEDROOMS, which are currently configured as 3 double and 3 twin. All have coloured televisions, tea and coffee making facilities.

EXTERNAL

A feature of the property are the extensive OUTDOOR TRADING AREAS. To the rear is the TRADE GARDEN which has the timber decked and slate floor covering with partial roof cover and seating for approximately 24 customers. Steps up to LARGE LAWNED TRADE GARDEN with seating for 60+ customers and temporary MARQUEE which is a semi permanent structure having timber floor and heating system. This can accommodate 60 diners comfortably with additional corner settle seating section for a further 8.

To the front and side of the property is the hardcore and tarmacadam CAR PARK with space for approximately 25 vehicles.

OWNERS ACCOMMODATION

Mews House

Character property of stone construction with pitched slate roof and offers large ENTRANCE HALLWAY leading to KITCHEN with newly fitted units. Large comfortable LOUNGE with feature brick chimney and solid fuel burner installed enjoying French door access to the PRIVATE GARDEN. FAMILY BATHROOM. 3 Double BEDROOMS, all of a good size.

PRIVATE GARDEN to the rear of the Mews House being large lawned area.

THE BUSINESS

The Aleppo Merchant trades as a village inn servicing the local community and large number of towns and villages in the surrounding area. It also has a good reputation as drive to destination dining venue along with benefitting from the large number of tourists and holiday makers visiting the area.

The current owners have been in occupation since August 2020 and therefore the first years trade has been somewhat disrupted due to the worldwide pandemic and restriction imposed by the Government. Despite this it has achieved a good level of sales for an 8 month period in the region of £358,000.



TENURE & PRICE

FREEHOLD £430,000 to include fixtures, fittings and goodwill. 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.

LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 07.30 am and 02.00 am seven days a week.

SERVICES

All mains services are connected with the benefit of gas and oil fired heating system.

Local Authority: Powys County Hall Spa Road East Llandrindod Wells Powys LD1 5LG

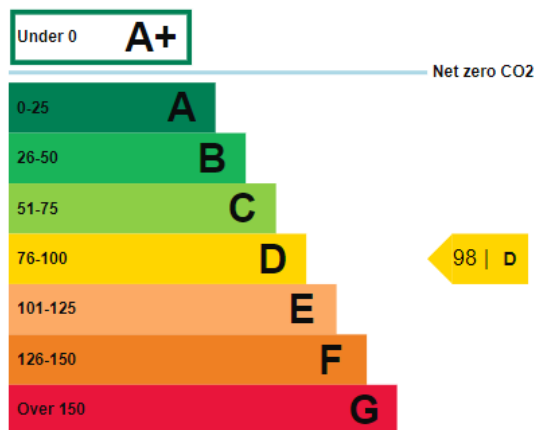
Telephone: 01597 827460

Rateable Value: £16,500



Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC Reference: 0780-2965-0452-2050-4014

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.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA Registered in England and Wales: No. 2362635

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