



The Central

Stryd Fawr, Llanon, Ceredigion. SY23 5HH

Leasehold | £5,000

- West Wales coastal Village Lock-up Bar
- 2 interconnecting Trading Areas (50+)
- Catering Kitchen
- Beer Garden
- Currently Closed
- 2 Bedroom Residential Apartment available if required

Ref: 91494

01981 250333

wales@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The popular beachside village of Llanon stands on the Cardigan Bay Coast some five miles north of the famed harbourside town of Aberaeron, 27 miles north of the County Town of Cardigan and 11 miles south of the University town of Aberystwyth.

The Central is an attractive Georgian style property standing in possibly the most central position in the village. The premises were recently redeveloped into a number of flats, with the original ground floor trading area being upgraded and which is now a self contained unit. This unit was subsequently let to third party tenants who vacated during the second Coronavirus lockdown. Our client is also prepared to consider applications with the inclusion of one of the two-bedroom flats. The flats have their own separate access.

TRADE AREAS

Open plan TRADING AREA with access from the front of the premises. There is an L-shaped BAR SERVERY with stone faced front, boarded floor and part tongue and groove panelled walls. This room links to a second similarly appointed TRADING AREA, which has in the past been utilised as an "overflow" Dining Area or a Games Room. Well appointed CATERING KITCHEN which includes some stainless steel fittings, extraction canopy etc. LADIES & GENTLEMENS TOILETS. DISABLED TOILET.

EXTERNAL

Enclosed walled PATIO BEER GARDEN.

THE BUSINESS

Our clients acquired the The Central in May 2016. They have never operated the business themselves and it is now closed. It has previously been run by third party tenants but we do not have any access to their trading results and prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.

TENURE & PRICE

LEASEHOLD : £5,000 (see Lease Terms on page 4)

No direct approach to be made to the business, with all communications directed through Sidney Phillips.

Viewing strictly by appointment only.

SERVICES

LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol:-

Sunday to Thursday 11:00-00:00

Friday to Saturday 11:00-02:00

All mains services are connected.
Mains electricity, water and drainage.
Electrically operated heating system.

Ceredigion County Council

Telephone 01970 633253

LEASE TERMS

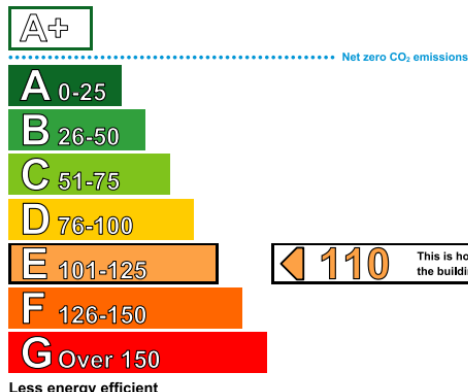
LEASEHOLD	£5,000 to include the remaining inventory of trade furniture, fixtures, fittings and effects.
TERM	For a term of six years
LANDLORD & TENANT ACT 1954	Protected by Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable
DEPOSIT	The successful applicant will be required to lodge with the freeholder a deposit equivalent to one quarter's rent in advance
RENT	The rent to be paid monthly in advance. Year 1 : £6,000 Year 2 : £8,000
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Part repairing and insuring lease agreement. This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	Please note that VAT will not be payable on the Premium and rental payments.





Energy Performance Asset Rating

More energy efficient



Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	353
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	146.5
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:	
22	If newly built
73	If typical of the existing stock

EPC Reference: 0898-2685-5630-0500-3503

BUSINESS MORTGAGES
01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE
01432 378690

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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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