



Angel Inn

High Street, Llanidloes, Powys, SY18 6BY

FOR SALE BY PUBLIC AUCTION

(UNLESS PREVIOUSLY SOLD BY PRIVATE TREATY)

to be held on the premises
on Thursday 6th March 2025 at 2.30 pm

Guide Price £225,000

- Net profit £101,841 year end 31/3/24
- 18th century free house
- Three attractive bars/restaurants
- Excellent 3 bedroom accommodation
- Enclosed trade garden
- Turnover £308,000 net of VAT

Ref 91158

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SP Sidney
Phillips



LOCATION

The town of Llanidloes stands on the Powys/Ceredigion border on the edge of the Cambrian Mountains, on the A470 trans Wales trunk route which runs from Cardiff in the south to Holyhead in the north. It is a market town with a population of 3,000 and serves a wide agricultural community and an increasing number of tourists, principally attracted by outward bound activities, with the renowned Llyn Clywedog Reservoir located just a few miles to the north.

The town has a medieval centre arranged around a market hall. This leads to the high street on which the subject property, The Angel, stands. The Angel itself is an historic building dating back to 1748 and is Grade II listed, which is reflected in its Tudor style frontage and many beamed walls and ceilings internally. It was acquired by our clients some eleven years ago, since when they have invested a considerable amount in upgrading the property. The quality of these improvements will be evident to all who view. It offers three trading areas, a good trade garden and excellent owner's three bedroom accommodation at first floor. A healthy level of trade is experienced, it being one of the best established and most popular public houses within this busy market town.

PROPERTY

Entrance Vestibule having quarry tiled floor providing access to both Lounge and Public Bars. The LOUNGE is an attractively furnished room with heavily beamed ceiling, carpeted floor, fixed Dralon upholstered wall seating and loose matching dark stained captains chairs with high stools to servery area. PUBLIC BAR being similarly appointed, again having carpeted floor and fixed and loose seating. There is a feature fireplace with exposed chimney breast and keystone arch over, with real effect log burner installed. The room has heavily beamed ceiling. Both bars are arranged around a CENTRAL BAR SERVERY which has counter to both rooms and panelled frontage and footrail.

The RESTAURANT is located to the rear of the property, has feature Cotswold stone tiled floor, contemporary high backed leather bound dining chairs to heavily constructed oak dining tables currently arranged for 35 customers. Double glazed door access onto rear trade garden. The CATERING KITCHEN is adjacent, of good size and in two sections, has quarry tiled floor, two section ceiling fitted galvanised extraction canopy and comprehensive selection of stainless steel catering effects, the second section being the DRY STORE/FREEZER ROOM.

Off the Inner Hallway are LADIES' and GENTLEMEN'S TOILETS. There is an outbuilding with convenient access to the rear of the property which is utilised as a FREEZER ROOM and is of good size. At basement level is the BEER CELLAR which is in two sections, providing racked bottle storage in addition. Delivery access is from the front of the premises.

OWNERS ACCOMMODATION

FIRST FLOOR: Open Plan Living Space with interconnecting LOUNGE and KITCHEN AREA. The kitchen having modern fitted units and central island. The lounge area has oak boarded floor. BEDROOM 1, double with beamed ceiling and built-in wardrobe. BEDROOM 2, double with fitted wardrobes. BEDROOM 3, double with fitted wardrobes. FAMILY SHOWER ROOM with fully tiled walls and floor and modern suite of wash hand basin, WC and shower.

EXTERNAL

The trade garden is a feature of the property and has a partial decked area with seating for 20 customers. The remaining area is currently utilised as a car park but has potential to be used as an additional trading area. The business is also permitted to place tables on the pavement at the front of the property.

THE BUSINESS

Our clients have owned The Angel since 2012 and have established the business firmly as one of the most popular within the town. Accounts for the year ended 31/3/24 show takings net of VAT of £307,765 with a net profit of £101,841.

LICENCE

Under the terms of the Premises Licence, the business is permitted to retail alcohol between the hours of 11.00 am and 12 midnight Sunday to Thursday and 11.00 am and 1.00 am on Fridays and Saturdays.

SERVICES

All mains services are connected and the property has the benefit of gas fired central heating.

TENURE & GUIDE PRICE

Freehold Guide Price £225,000 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.

COMPLETION

Completion to take place within 28 days of the Auction, ie Thursday 3rd April 2025.

VIEWING

Please telephone the Auctioneers on 01981 250333. VIEWING STRICTLY BY APPOINTMENT ONLY.

VENDORS SOLICITORS

Milwyn Jenkins & Jenkins (Kelly Goodman), Mid Wales House, Great Oak Street, Llanidloes, SY18 6BN.
Telephone 01686 412166. Email kelly@mjjsolicitors.co.uk

EPC

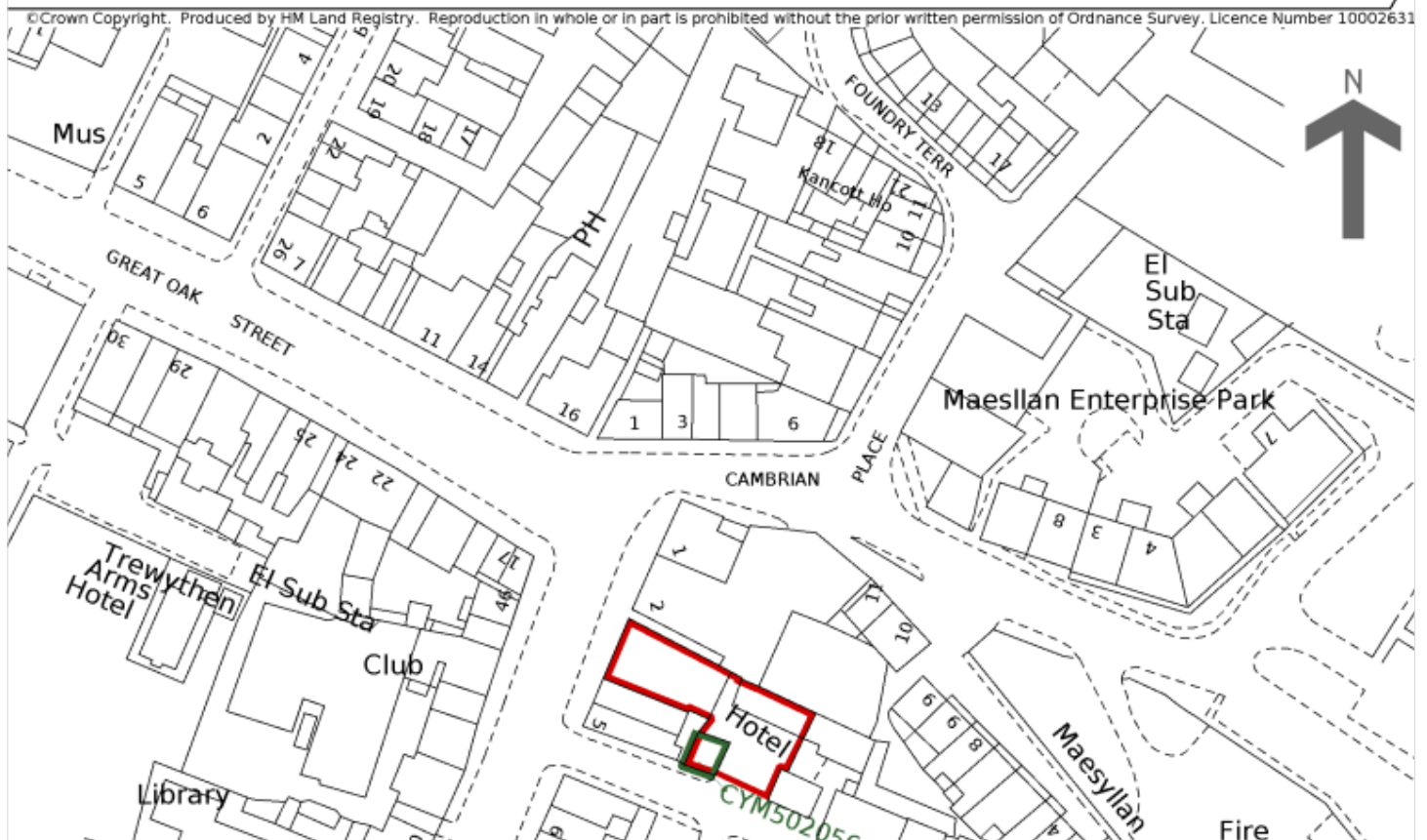
The property is Grade II Listed, therefore no EPC is required.

HM Land Registry Current title plan

Title number **WA854562**
Ordnance Survey map reference **SN9584SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Powys**



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IMPORTANT NOTICE TO BE READ BY ALL BIDDERS BUYING AT AUCTION

1. The attention of prospective purchasers is drawn to the General and Special Conditions of Sale which are available for inspection at the office of the Vendor's Solicitors and at the office of the Auctioneers. Some auction packs may also be viewed online, visit www.sidneyphillips.co.uk.

2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies. It is advisable to arrange for a survey of the property prior to the auction.

3. As soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a contract to purchase the relevant property. The purchaser is immediately at risk in relation to the property and should therefore have confirmed bank or building society finance arranged (if required) and will also be deemed to have made prior arrangements for any insurance cover that is required (see Property Insurance).

4. On a property being knocked down, the successful bidder must immediately present to the Auctioneer's Clerk his name and address and, if appropriate, the name and address of the person or Company on whose behalf he has been bidding. The successful bidder must sign and exchange contracts with the Vendor's Solicitors prior to leaving the room and at the same time pay to the Auctioneers a deposit of 10% of the purchase price subject to a minimum of £2,000 per Lot. In default of any of the above, the Auctioneer shall be entitled as agent for the Vendor, to treat the failure or default as a repudiation and rescind the contract. Thereafter, the Auctioneer shall be entitled to resubmit the property for sale and if a successful bidder does not pay a deposit and/or complete the memorandum, the Vendor reserves the right to claim any loss he suffers as a result.

5. The Vendor has a right to sell before the auction or withdraw the lot and neither the Auctioneer nor the Vendor is responsible for any abortive costs, loss or damages of a prospective purchaser. Information as to pre-sale or withdrawal of a lot can be obtained from the Auctioneers at any time prior to the auction but is valid only up to the time of enquiry.

6. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the property is expressed to be subject or have the benefit of and in respect of any contents, fixtures and fittings expressed to be included in the sale by making an inspection of the property and all the necessary enquiries with Sidney Phillips, the Vendor, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.

7. All location plans published in the particulars of sale are copyright and are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold but are for identification purposes only. The boundary lines and numbers on the photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold. Purchasers are advised to view the special conditions in respect of the precise interest to be conveyed.

8. Any guide prices issued or any estimates or values mentioned in negotiations or discussions with the Auctioneers or any of their representatives cannot be relied upon by a prospective purchaser as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies or other authorities. In all respects prospective purchasers are deemed to have relied upon their own knowledge or the advice of their own professional or other advisors.

9. Inspection of investment properties is by courtesy of the tenant. Inspection of properties with vacant possession only by arrangement with the Auctioneers. Interested parties should ring the office to discuss viewing arrangements or book appointments before making their journey.

10. The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have NOT been tested by the Selling Agents. Prospective purchasers should therefore undertake their own investigations/survey to clarify the suitability of such services to meet their particular requirements.

11. The dimensions and/or areas shown in this catalogue are intended to be accurate to within + 5% of the figure shown. If greater accuracy is required, we advise intending purchasers carry out their own measurements.

12. We are advised by the Vendor, where appropriate, that an EPC (Energy Performance Certificate) has been commissioned and will be available within the legal pack.

PROPERTY INSURANCE

Once the hammer falls at a Property Auction, the purchaser becomes liable for the insurance of the property he has bought. If any purchaser/s require insurance cover, please consult the Auctioneers.

GUIDE PRICE

The Auctioneers have indicated a guide price. No responsibility can be accepted for the accuracy of guide prices provided. Guides are provided as an indication of each Seller's expectation. They are not necessarily figures for which a property will sell and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve which is a figure below which the Auctioneer cannot sell the Lot during the Auction. Please check our website at www.sidneyphillips.co.uk or telephone the office on 01981 250333 in order to stay fully informed.

CONDITIONS OF SALE

The Lot will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale which have been settled by the Vendor's Solicitors. These conditions may be inspected during the usual office hours at the offices of the Vendor's Solicitors, mentioned in these particulars, during the five days (exclusive of Saturday and Sunday), immediately before and exclusive of the day of the sale. Some auction packs may be viewed online, visit www.sidneyphillips.co.uk. The conditions may also be inspected in the Sale Room at the time of the sale, but they will NOT then be read aloud by the Auctioneer. The purchaser/s shall be deemed to bid on those terms, whether he shall have inspected the conditions or not.

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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MISREPRESENTATIONS ACT 1967

The Agents for themselves and for the Vendors of this property, whose Agents they are, give notice that:-

These particulars do not constitute any part of an offer, or a contract. All the statements contained in these particulars are made without responsibility and are not to be relied on as statements or representations of fact and they do not make or give any representations or warranty whatsoever in relation to this Lot. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

MONEY LAUNDERING REGULATIONS 2017

These regulations cover the activities of service providers amongst many, which includes Estate Agents and Auctioneers. These requirements apply to all property auctions. In line with banks, IFAs and other providers of professional services, we will now be required to seek proof of the buyer's identity.

Deposits - Deposits will be payable immediately following the fall of the hammer. Payment is required by Banker's draft, or cheque.

All successful bidders must provide proof of identity and address to the Auctioneers immediately after the fall of the hammer (when completing the Purchaser's Slip) as follows (one document from each list).

IDENTITY DOCUMENTS

Current signed Passport
Current full UK/EU Photo Card Driving Licence (1)
Current full UK Driving Licence (old style) (1) (Provisional Driving Licence will not be accepted)
Resident Permit issued by the Home Office
Inland Revenue Tax Notification
Firearms Certificate
These items may be used to evidence identity or address, but not both.

EVIDENCE OF ADDRESS

Current full UK Driving Licence (old style) (1) (Provisional Driving Licence will not be accepted)
A utility bill issued within the last 3 months (but not mobile phone bills)
Local Authority tax bill (valid for the current year)
Bank, Building Society or Credit Union statement containing a current address
The most recent original mortgage statement from a UK lender

If the buyer's details are different from the successful bidder's, then the buyer will also be required to submit their details and these will be requested from the buyer's solicitor following the auction.

Failure to comply with the above could invalidate your bid and purchase of any Lot.

GUIDE PRICE

PRIOR SALE/WITHDRAWAL - The vendor reserves the right to withdraw the property or sell by private treaty prior to auction. Please check with the Sidney Phillips office before travelling to attend the auction.

STOCK IN TRADE - All wet and dry stock in trade, returnable containers and bar glassware to be taken over at valuation on completion.

VAT - VAT may apply on the sale of this property. This will be levied on the specific proportion of the price of the freehold property at the prevailing rate. Purchasers may wish to satisfy themselves by independent professional advice that this VAT may be reclaimed.

CONDITIONS OF SALE - The property will, unless sold prior or withdrawn, be sold subject to Special and General Conditions of sale which have been prepared by the Vendor's Solicitors. These Conditions will be available for inspection at the offices of the Vendor's Solicitors.

RESERVE/BIDDING - The property will be offered subject to a reserve price and the vendor and their Agents further reserve the right to bid at the Auction.

DEPOSIT - The purchaser will be required to pay a 10% deposit in the sale room immediately the Auction is concluded.

COMPLETION DATE - This will be announced at the time of the Auction.

SERVICES AND EQUIPMENT - Reference to any service, equipment, fixture or fitting shall not constitute a representation as to its condition or that it is capable of fulfilling its intended function. Applicants should satisfy themselves as to the fitness of such items for their requirements.

BREWERS EQUIPMENT - Dispensing and other equipment for beers, wines and spirits not specifically mentioned remain the property of the Brewery or other Suppliers in accordance with the usual custom in the licensed trade.

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

All negotiations must be conducted through Sidney Phillips Limited (trading as Sidney Phillips). These particulars do not constitute any part of an offer or contract and properties are offered subject to being sold, let or withdrawn without notice at any time and without liability for any expenses incurred by applicants. All statements and descriptions are made without responsibility or warranty by us, the vendors or lessors. Intending purchasers/applicants must check for themselves.

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