



Ferryman Inn

136 Neath Road, Briton Ferry, Neath, Port Talbot, SA11 2AQ

Tenure: Freehold

Price: £175,000

Ref: 90975

SP **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Suburban main road public house
- Open plan bar area (80+)
- 4 Bedroom owners accommodation
- Good trade gardens
- *Turnover £180,000 inclusive of VAT – purely wet sales*

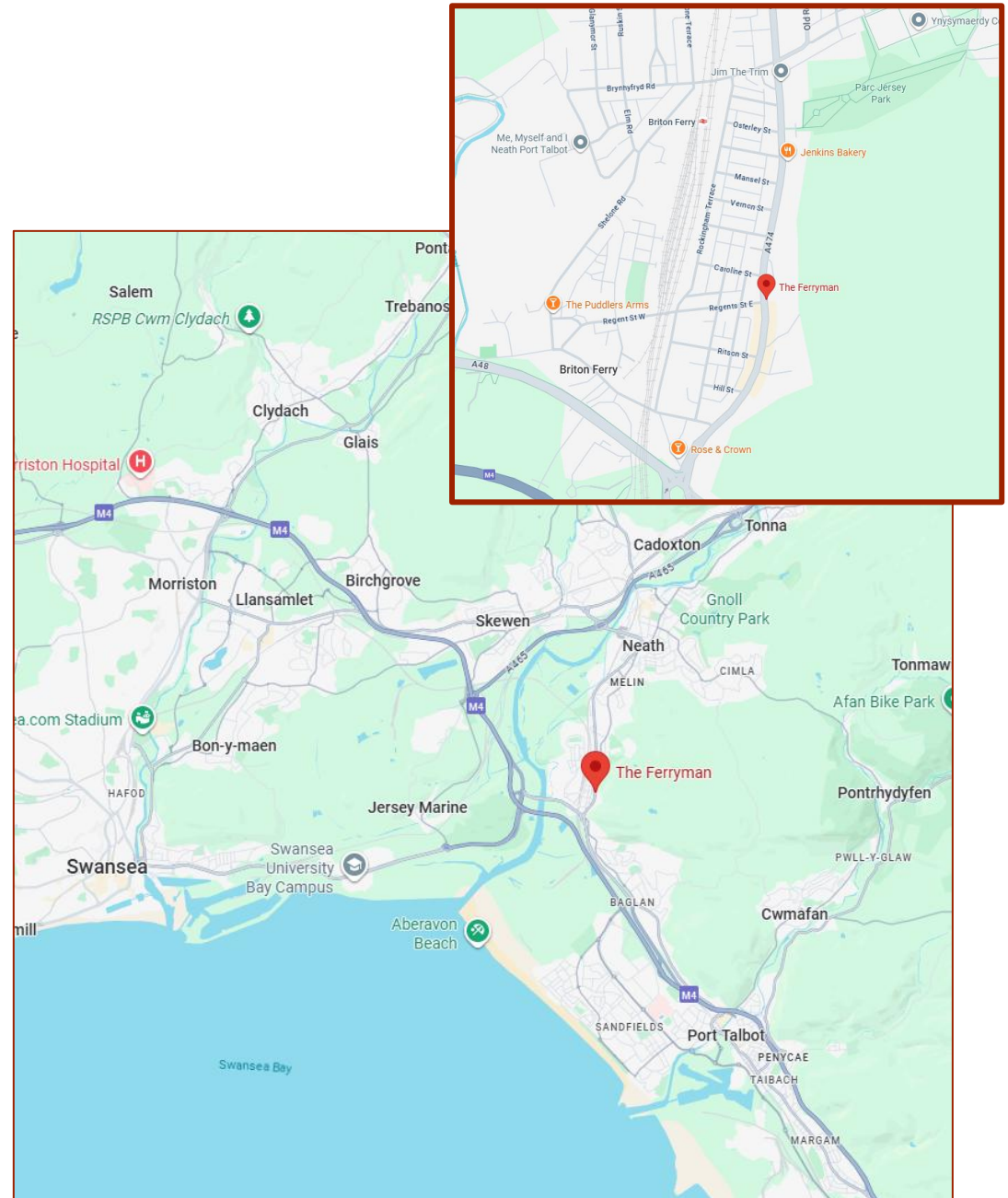
Location

The town of Briton Ferry, population approximately 6,000, stands directly between the larger communities of Port Talbot and Neath, convenient for the City of Swansea. It stands alongside the M4 motorway (junctions 41 and 42 being less than one mile distant) alongside the River Neath and overlooking Swansea Bay.

The business is situated on Neath Road, the A474, being the old road which linked the two nearby towns, and is located amidst other commercial properties adjacent to the town's main residential area.

The Property

The property is an easy to operate one bar pub with excellent ergonomics, and is designed for ease of management. There is spacious owners accommodation at first floor. It also has one of the largest trade gardens within the town and has consistent locally based trade, purely wet sales, which has been established during our clients period of ownership. At first floor is spacious accommodation.



Trade Areas

Open plan BAR AREA being carpeted and having fixed red vinyl upholstered seating throughout and matching slat and fan back chairs. Upper seating area. CENTRAL BAR SERVERY having panelled front and mirror display back fitting. LADIES & GENTLEMEN'S TOILETS.

Small but well equipped CATERING KITCHEN with serving hatch to servery area. Four-section ceiling fitted galvanised extraction canopy and a good selection of working surfaces and catering effects. Fully sealed walls and Altro non slip flooring. Basement BEER CELLAR.

Owners' Accommodation

Domestic LOUNGE and KITCHEN with fitted units. BEDROOM 1 (double), BEDROOM 2 (single), BEDROOM 3 (double) and BEDROOM 4 (double). BATHROOM having wash hand basin, WC, bath and shower.

External

Access from the main bar to external TRADING AREA. The gardens are a feature of the property having a decked and covered smoking solution and seating for up to 25. Steps to elevated enclosed patio and lawned trade garden with seating for about 50.

The Business

Our clients acquired the business in September 2018 when it was closed. They have subsequently undertaken a complete refurbishment programme and the business re-opened for trade shortly thereafter. For their first year of operation we are advised takings amounted to £180,000 inclusive of VAT purely from wet sales. This is a well positioned, good sized public house with easy to operate bars and good garden facilities.





Tenure & Price

FREEHOLD £175,000 to include goodwill and trade fixtures, fittings and effects. Stock at valuation in addition.

The property has been elected for VAT, although as this is the sale of a going concern as long as a purchaser intends to continue the business at the property no VAT may be charged.

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

Licences

Under the terms of the Premises Licence the business is permitted to retail alcohol between 11am and 12 midnight Sunday to Thursday and 11am and 1am on Fridays and Saturdays.

Services

All mains services are connected

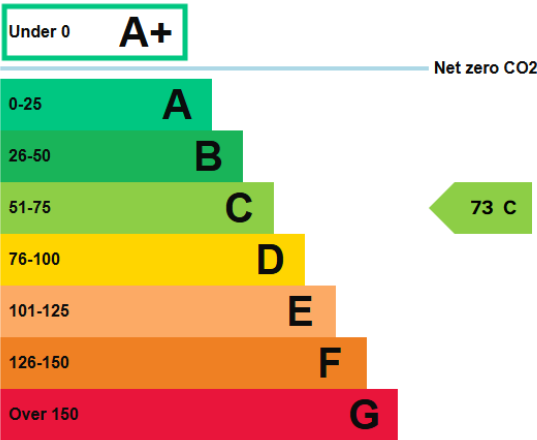
Gas fired central heating

9-camera CCTV security system

Rateable Value: £8,250 as at 1 April 2025

Local Authority: Neath Port Talbot County Borough Council

9132-3458-7804-0538-7582





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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.