



The Villiers Arms

1410 Neath Road, Swansea, West Glamorgan, SA1 2HE

Tenure: Leasehold

Price: £15,000

Ref: 94039

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

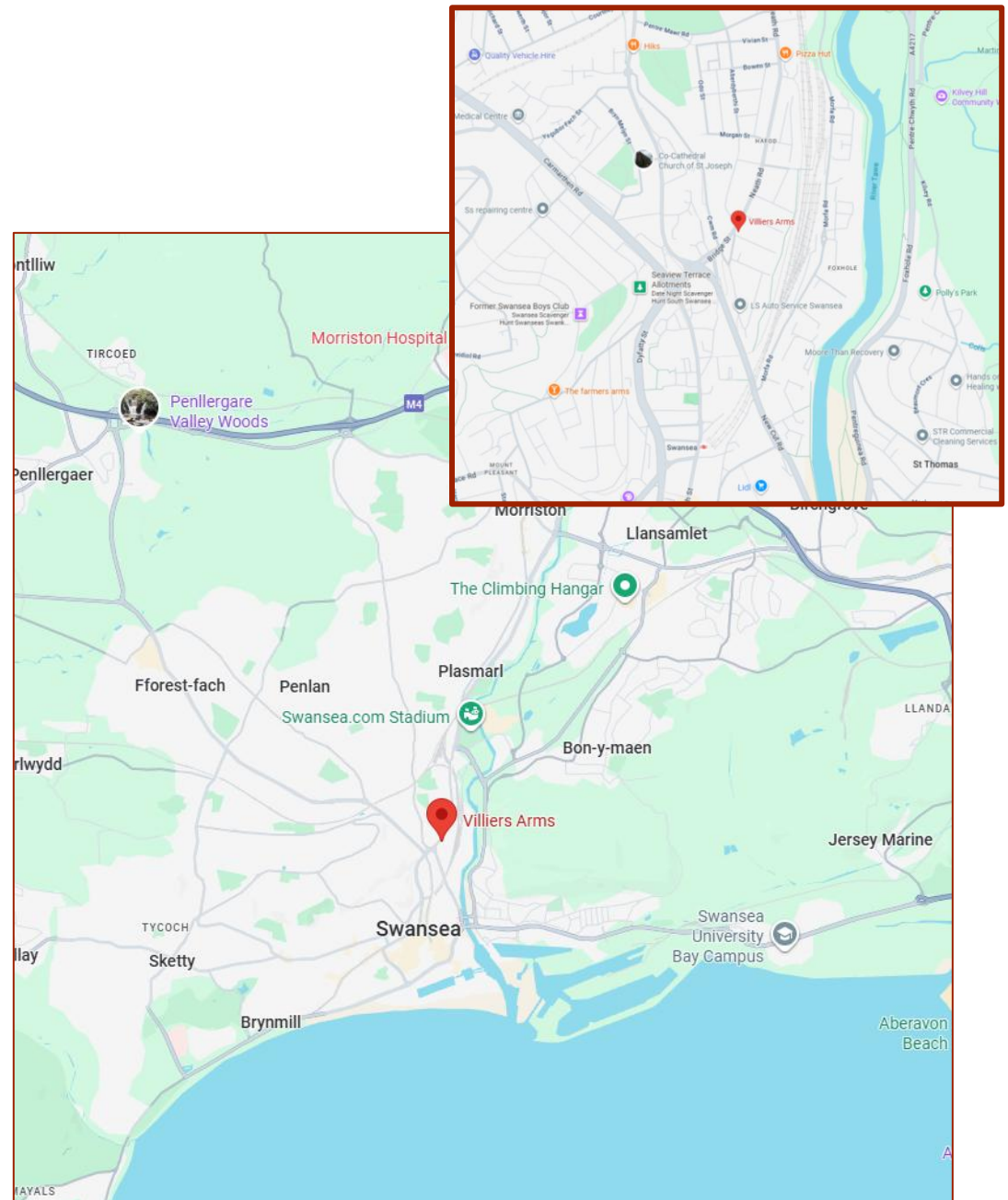
- Traditional locals' pub
- Open plan trading area
- Spacious owners' accommodation
- Three tier trade garden
- Current sales approximately £3,500 per week
- Free of tie lease terms

Location

Hafod is located in a central suburb of coastal Swansea, being Wales's second largest city. The area is officially known as the city and county of Swansea and supports a population of some 300,000. It is a commercial and retail centre for West Wales and home to a number of major employers including Admiral Group, HSBC, Virgin, Swansea Bay University Health Board, BT and Amazon. It is also home to the ever-growing Swansea University. The City benefits from a main line rail link with London and has excellent road communication links throughout South Wales via the M4 motorway.

The Property

The Villiers Arms is located on the main Neath Road in the suburb of Hafod, approximately one mile from the city centre. The property stands on a prominent corner position and appears to be constructed mainly of stone and brick with rendered and colourwashed elevations under a pitched slate roof. The property offers open plan trading areas with three section trade gardens and spacious owners' accommodation. The business is operated on a free of tie basis, on lease from a private Landlord. The business has become available due to the current Tenant wishing to retire from the trade.



Trade Areas

GROUND FLOOR: front entrance leading into large, open plan, horseshoe shaped TRADING AREA having tiled floor throughout.

FRONT SECTION with SERVERY and pub style seating for approximately 30.

GAMES AREA with darts oche and seating for around 30.

Rear BAR AREA having pub style seating for approximately 30.
Pool table and juke box.

LADIES' & GENTLEMEN'S TOILETS.

On-level CELLAR.



Owners' Accommodation

FIRST FLOOR: external entrance from the front of the property to FLAT (currently rented at £700 per month) having:

- KITCHEN.
- DINING ROOM.
- LOUNGE.
- FIVE BEDROOMS.
- BATHROOM.

External

To the rear is an enclosed, tiered BEER PATIO: the lower section having timber roofing. In total, the area can seat 60. Spacious unused garden area which could be incorporated.





The Business

The Villiers Arms trades as a traditional community pub offering wet sales only, operating between 16:00 and 23:00 Monday to Thursday and 12:00 to 00:00 Friday to Sunday. The pub currently supports three darts teams and has an internal Uke League.

The Business achieves sales in the region of £3,500 per week inclusive of VAT. In addition, the current owner rents the accommodation for £700 per month.

Licences

A Premises Licence is held.

Rateable Value: £7,000 as at 18 August 2025.

Local Authority: City and County of Swansea Council.

Services

All mains services are connected.

EPC: C.



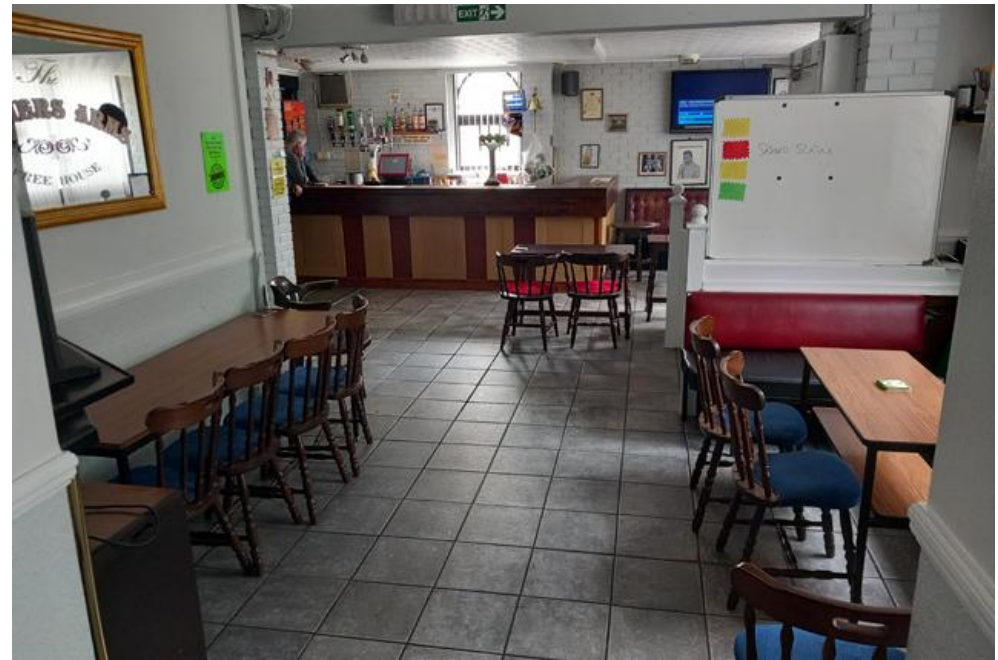
Tenure & Price

LEASEHOLD £15,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Villiers Arms is currently held on a free of tie lease which commenced in 2023, on a part repairing and insuring basis from a private landlord. Rent currently stands at £27,040 per annum, exclusive of VAT. The lease is free of all trade ties.

The Landlord has expressed a willingness to grant a new ten year lease for a suitable Tenant.

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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