



Scarrets

Greenfield Crescent, Beaufort, Ebbw Vale, Blaenau Gwent NP23 5PF

Tenure: Freehold

Price: £220,000

Ref: 92074

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Substantial property appointed to a very good standard throughout
- Public bar with bi-fold doors opening to trade garden
- Large well appointed lounge bar
- First floor function room
- Large trade garden seating approximately 80
- Lock-up

Location

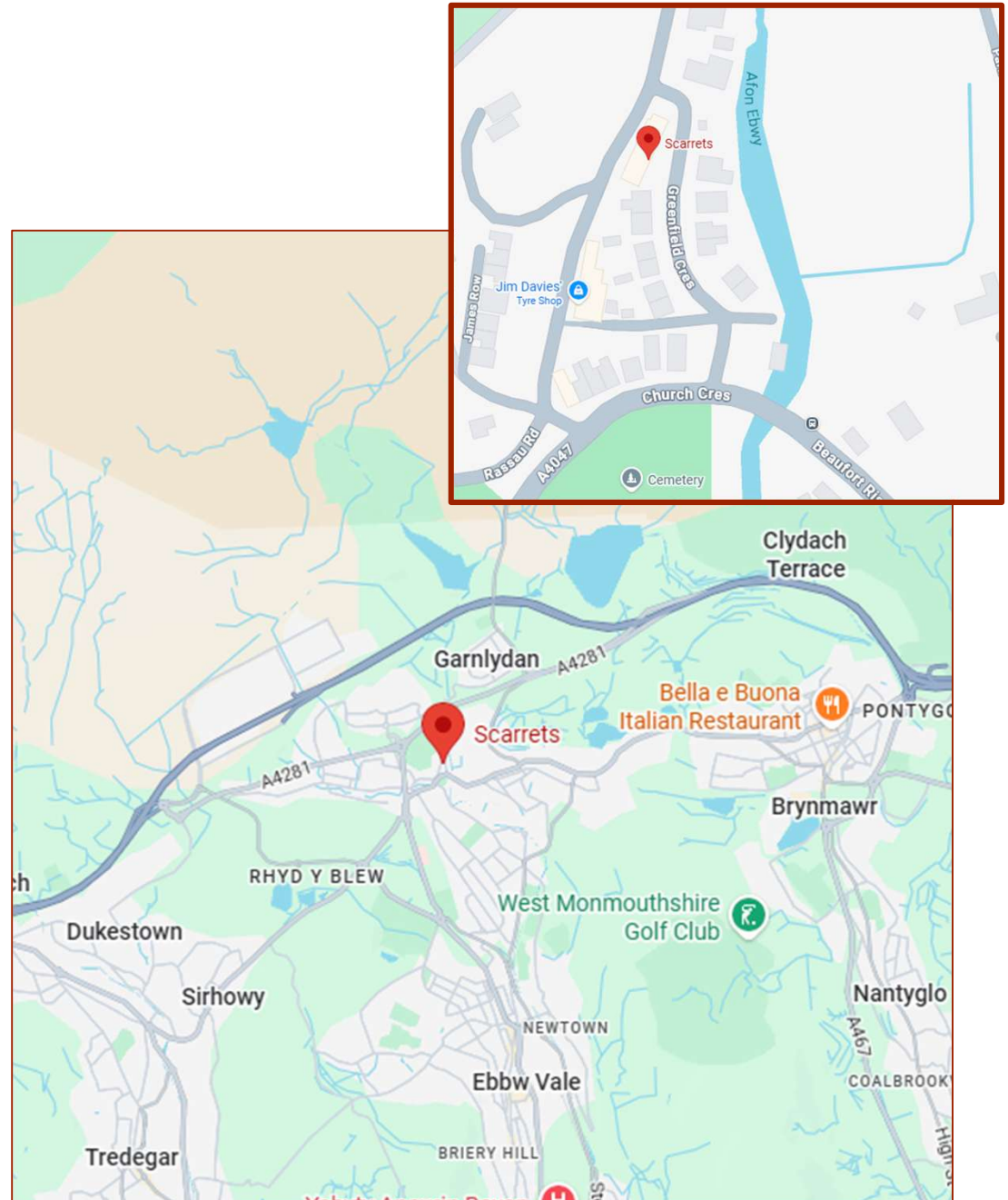
The property resides in a residential area of Beaufort, Ebbw Vale in the north Gwent Valleys just off the A465 close to the Brecon Beacons National Park. The area developed in the industrial revolution and was famed for its iron ore which was the reason for its development.

The area is well regarded within the location and has excellent communication links being just off the A465 providing easy access across the Heads of the Valleys. It is also within easy motoring distance north of Brecon and the Brecon Beacons National Park, it is also close to the towns of Merthyr, Pontypridd, and Abergavenny.

The Property

Scarrets is a substantial property which offers trading accommodation over two floors, in a building which appears to be of modern block and brick construction with rendered and colourwashed elevations, under a pitched tiled roof. The property, in its current condition, has been developed by the owners from a former social club, and offers very good trading areas which have all been appointed to a very good standard throughout.

It trades as a traditional style public house offering wet sales only, with a strong sporting theme to its clientele. It is currently operated as a “lock-up”, on a part time basis by the owners who wish to retire, and there is undoubted scope to increase opening hours and the level of business achieved.



Trade Areas

GROUND FLOOR

Main entrance vestibule leading into trading area. LOUNGE BAR having stripped wood and carpeted floor. Some fixed wall high backed bench seating with tables and chairs for approximately 45 with ample more standing. Contemporary curved fronted bar counter from CENTRAL BAR SERVERY. Pool table. Dart board, large screen televisions and projector screens.

PUBLIC BAR having slate tiled floor and a mixture of contemporary pub style seating for approximately 30. Pool table. Contemporary wood curved wood panel fronted bar counter from central servery. This room having a large bi-folding glass folding doors to the trade garden.

Two sets of LADIES AND GENTLEMENS TOILETS, one set each to trading rooms with the lounge bar also having a DISABLED TOILET.

BASEMENT : Large L shaped KEG CELLAR.

FIRST FLOOR

FUNCTION ROOM appointed to good standard with predominately carpeted floor and DANCE FLOOR area. STAGE. Fixed wall bench seating with concert style chairs and tables for approximately 150 seated. Contemporary SERVERY with mirrored backed display. LADIES' AND GENTLEMEN'S TOILETS. Small KITCHENETTE with domestic styled units. Small OFFICE.

External

To the front of the property fenced enclosed TRADE GARDEN with seating at least 80. PRIVATE PARKING for two vehicles.





The Business

The business trades as a traditional public house to the local community operated on limited hours.

Monday and Tuesday	Closed
Wednesday	16:00 until 22:00
Thursday	12:00 until 23:30
Friday	15:00 until 23:30
Saturday	11:30 until 00:00
Sunday	12:00 until 21:00

Scarrets offers wet sales only and enjoys a patronage of football and pool teams. Live music is staged at the premises on a monthly basis but there is a huge scope to increase the live entertainment as the current owners do not take full advantage of the first-floor function room. The current owners operate just below the VAT threshold to suit their requirements.

Tenure & Price

FREEHOLD £220,000 to include goodwill, fixtures and fittings. 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.

Licences

A full Premises Licence is held for the supply of alcohol for the hours of Sunday to Thursday 11:00 to 00:00 and Friday & Saturday 11:00 to 01:00 with an extra 30 minutes closing up time.

Services

All mains services are connected.

Rateable Value: £13,050 from 1st April 2026

Local Authority: Blaenau Gwent County Borough Council - 01495 311556







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