



The Rorkes Drift

4 Wheat Street, Brecon, Powys, LD3 7DG

Freehold £295,000

- Town centre public house
- Contemporary, open plan trading area (60+)
- Independent, 3 bedroom owners accommodation (currently let as an Airbnb)
- Scope for lunchtime restaurant/café style operation

Ref: 2139

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LOCATION

The famous market town of Brecon (population 7,900) is synonymous with the National Park in the mountain range that bears its name. It is one of the UK's most iconic outward bound holiday locations and with the exposure of the same over the last thirty years, the economy of this town and surrounding community have changed immeasurably.

The Rorkes Drift (formerly The Wheatsheaf) is one of the town's most central properties being a Georgian, Grade II listed building dating back to the 17th century.

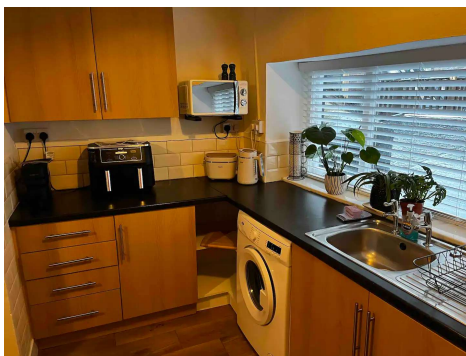
The town is also the home of Dering Lines: the British Army Infantry Battle School, and the 160th Welsh Brigade. The Royal Welsh Regiment Museum is also located there and this facility attracts many visitors and houses a total of 18 Victoria Cross Medals, including some awarded at the famous South African Battle of Rorke's Drift during the Anglo Zulu War, from which the pub took its name. The event was immortalised in the 1964 film 'Zulu', directed by Cy Endfield.

Our clients acquired the business in 2010, prior to which it had been owned by a pub company. A major refurbishment programme was undertaken in 2014 and until 2020 and the Covid-19 pandemic, the property was let to an independent tenant. Subsequently, it has been operated by our clients, although this has been on a wet sales only basis—they do not provide any food sales. The property, which must be viewed to be appreciated, is briefly described as follows:-

TRADE AREAS

Located at ground floor is an OPEN PLAN BAR AREA which has a part wood sprung and part contemporary steel floor. There is modern seating throughout including leatherbound, shaped, ribbed fixed seating providing curves and straight runs, together with loose, brushed steel effect chairs and high chairs to assorted low and poseur tables.

BAR SERVERY which has mirrored panel frontage, mirrored display back fitting and granite effect countertop. The room can cater for approximately 60 customers seated.



The CATERING KITCHEN is to the rear of the servery: whilst equipped, it is only utilised for the dispensing of snacks etc but could be utilised for dining trade, if desired. There is a PREPARATION/FREEZER ROOM adjacent. Well appointed LADIES' & GENTLEMEN'S TOILETS. BASEMENT BEER CELLAR.

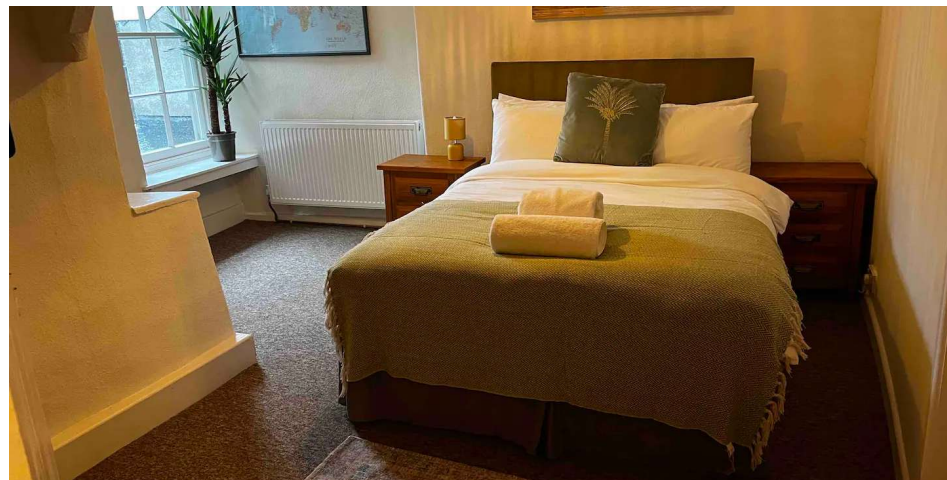
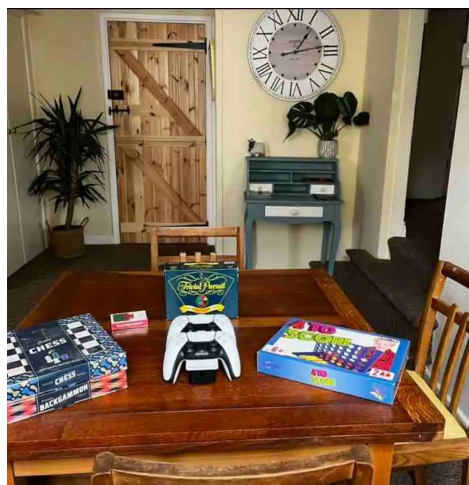
OWNERS ACCOMMODATION/AIRBNB

Located at first floor, accessed by a private ground floor entrance, is extensive accommodation named 'Kookaburra Lodge'. It is not currently utilised by our clients but instead let as an Airbnb. The accommodation comprises 3 DOUBLE BEDROOMS, a KITCHEN/DINER, BATHROOM 3 with wash hand basin, WC, bath, and shower. Domestic LOUNGE. At second floor, accessed via a staircase, are 3 INTERCONNECTING ROOMS, currently utilised purely for storage but which do have natural light.

More details on the Airbnb website: www.airbnb.co.uk/rooms/938520217918358741

THE BUSINESS

Our clients acquired the business in 2010. Until Covid-19 it had been let to independent tenants, although a complete refurbishment programme was carried out in 2014. Since 2001, our clients have operated the business themselves and we are advised that takings of only wet sales average between £4,000—£5,000 per week. In addition, the letting of the first floor Airbnb produces income of approximately £15,000 per annum.



TENURE & PRICE

FREEHOLD £295,000 to include goodwill and fixtures & 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.

LICENCE

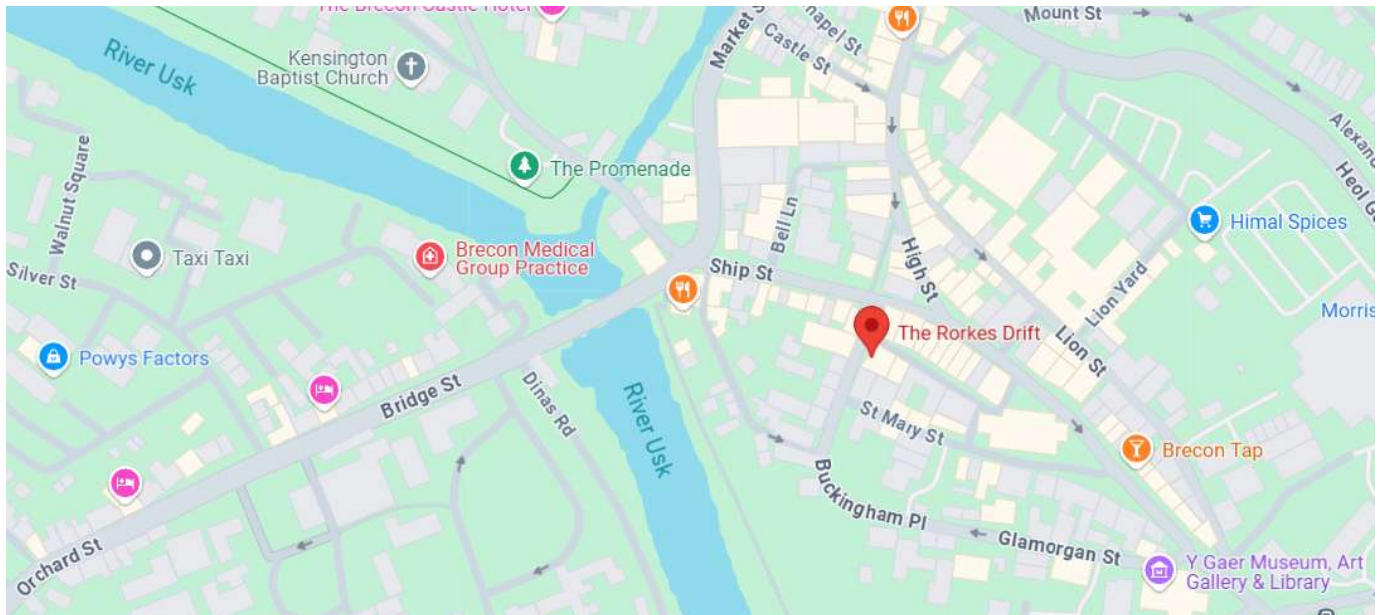
Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of: 09:30 - 03:00, seven days a week.

SERVICES

All mains services are connected and the property has the benefit of a 16 camera CCTV security system.

Local Authority: Powys County Council - Rateable Value: £19,000 as of 01 April 2023.

EPC: The building is Grade II listed and therefore does not require an Energy Performance Certificate.



BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

01432 378690

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

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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