



Metropolitan Bar, 1 Station Road, Llanelli, Carmarthenshire. SA15 1AF

£595,000 Freehold

Ref 82313



LOCATION

The Metropolitan Bar is well regarded as one of Llanelli's best known late night venues, having traded successfully under the current owners guidance for many years. The property is a former HSBC bank, and thus a "proud" property of dressed stone standing in a prominent corner position within the town centre, on the main leisure circuit. The building was developed a number of years ago, and currently offers two ground floor trading areas with access to two separate outdoor areas. The first floor is undeveloped and plans have been provided for residential units. The business is well established and very lucrative, especially based on limited trading hours between Friday and Saturday. This is an excellent opportunity for those wishing to run a late night venue.

Llanelli is situated in the County of Carmarthenshire on the banks of the Loughor Estuary, approximately ten miles north west of Swansea and ten miles south east of the county town of Carmarthen. It has excellent road communication links, being just off the M4 motorway and close to its intersection with the A48/A40. The motorway provides excellent access east to South Wales and England beyond, whilst west are the beautiful Pembrokeshire Coast and ferry ports to Ireland. The town has been the subject of much investment in recent years, with a strong emphasis on leisure and tourism, taking advantage of its excellent coastal location. Recent developments include the Parc Tostre Retail Park on the edge of the town centre, which is also home to The Scarlets Rugby Union Franchise. Nearby attractions include the National Hunt Racecourse at Ffos Las, the Millennium Coastal Path, Pembrey Country Park and National Wetlands Centre to name but a few. There is also an ongoing major development by Llanelli Waterside Venture between Carmarthenshire County Council and the Welsh Assembly Government which aims to drive the regeneration of Llanelli by transforming the waterfront into a business, leisure and residential community. These developments include the Pentre Nicklaus Village and the Pentre Doc Y Gogledd.

TRADE ACCOMMODATION

Large and well furnished MAIN BAR in contemporary "late night venue" style with feature L shaped wood panelled front SERVERY. This room is divided into two sections with stage and dance floor. Seating for 100 customers, with ample room for more standing. KARAOKE ROOM (available for private parties) decorated in a similar theme. Seating for 20+. Double doors to external trading area. Inner hallway to CATERING KITCHEN. LADIES, GENTLEMENS and DISABLED TOILETS.

BASEMENT : BEER CELLAR, Store Room and Office.

FIRST FLOOR : 5 ROOMS providing office suite and LADIES & GENTLEMENS TOILETS.

SECOND FLOOR : 2 ATTIC ROOMS.

EXTERNAL

Two separate outside TRADING AREAS. The principle trading areas has direct access from the Karaoke Room. A large space having roof covering and decked floor. Seating for 100 comfortably. On the opposite side of the property, with access from the main Lounge Bar is a smaller space and Smoking Area to accommodation 30. PRIVATE YARD.

THE BUSINESS

The Metropolitan Bar is a well established and highly profitable business which has been in our clients ownership for approximately 18 years. Accounts for the most recent full trading year (prior to Covid) are expected to show sales net of VAT of circa £400,000, and an excellent level of net profit is achieved. The sales and profit are derived solely from two nights trade, offering wet sales only.

TENURE & PRICE

£595,000 Freehold to include goodwill and trade furniture, fixtures, fittings and effects. Stock at valuation in addition.



SERVICES

All mains services are connected.

LICENCE

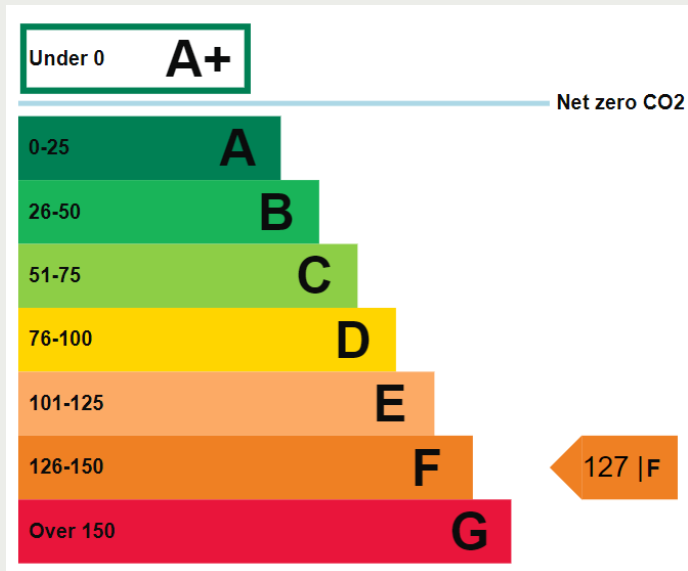
A Premises Licence is held for the supply of alcohol between 9 am to 3.30 am seven days per week.

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