



The Pheasant Inn

14 Market Street, Newtown, Powys SY16 2PQ

Freehold £195,000

- Market town centre public house
- Three bars
- Five bedroom private accommodation
- Excellent trade garden
- Currently closed

Ref: 94098

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LOCATION

The busy market town of Newtown stands on the banks of the River Severn within the picturesque Powys countryside some 8 miles from the England/Wales border. It stands astride the main A483 at its junction with the A470, this route being seen as the gateway to the West Wales coastline from the Midlands. Its train station is located on the Shrewsbury to Aberystwyth line which is served by Transport for Wales. The town is approximately 13 miles from the nearby market town of Welshpool, 22 miles from the Victorian spa town of Llandrindod Wells and 32 miles from Shropshire's county town of Shrewsbury. The renowned coastal resort of Aberystwyth is 44 miles distant.

The Pheasant Inn is a purpose built property built in 1939 and is a two storey building of brick construction with mock Tudor upper elevations. It has a convenient to operate three section main trading area with excellent ergonomics allowing for ease of operation. At first floor is a surprisingly spacious 5 bedroom accommodation. The pub also has one of the best trade gardens within the town having a large, terraced enclosed rear patio area with convenient access from the main trading areas.

It is briefly described as follows:

TRADE AREAS

ENTRANCE VESTIBULE with mosaic quarry tile floor providing access into open plan three section BAR AREAS all arranged around a central BAR SERVERY which has counters to two rooms. The FRONT BAR is well appointed with carpeted floor, some fixed seating but otherwise traditional loose chairs and stools arranged for up to 28 customers. There is a fireplace with emulsion brick surround and real effect gas fire installed. The counter from the central bar servery has panel frontage and mirror display back fitting. This servery backs onto a small SNUG BAR which has boarded floor, fixed and loose seating for 18 or so customers.

The third area is a GAMES ROOM which has part tongue and groove panelled walls and has a central pool table as well as a darts throw but is currently unfurnished.

At ground floor are the KITCHEN AREAS which are three interconnecting rooms providing main kitchen area with domestic style fitted units, large STOREROOM and two further rooms off.

On level BEER CELLAR with delivery access from the rear of the premises.

OWNERS ACCOMMODATION

BEDROOM 1 of DOUBLE SIZE, BEDROOM 2 of DOUBLE SIZE, BEDROOM 3 of DOUBLE SIZE, large DOMESTIC LOUNGE, BEDROOM 4 of SINGLE SIZE (previously used as an OFFICE), BEDROOM 5 of DOUBLE SIZE, BATHROOM with separate WC adjacent.

EXTERNAL

A feature of the pub is the TRADE GARDEN which is enclosed and of a good size being patioed with a raised decked area. It currently has timber constructed benches with a permanently constructed central awning able to seat 40+ customers.

THE BUSINESS

The business has been hitherto let on a traditional Pub Company style lease and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.



TENURE & PRICE

FREEHOLD £195,000 to include the trade inventory.

The Property is elected for VAT. VAT will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

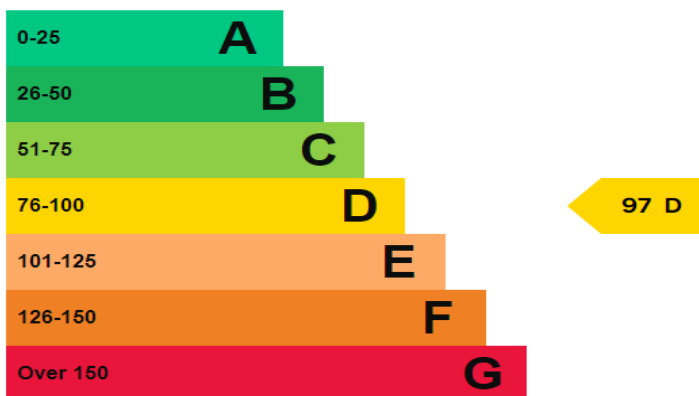
A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: Powys County Council

Rateable Value as at 01 April 2023: £9,475



BUSINESS MORTGAGES

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