



The Stag

Five Roads, Llanelli, Carmarthenshire, SA15 5YR

Tenure: Freehold

Price: £260,000

Ref: 94250

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

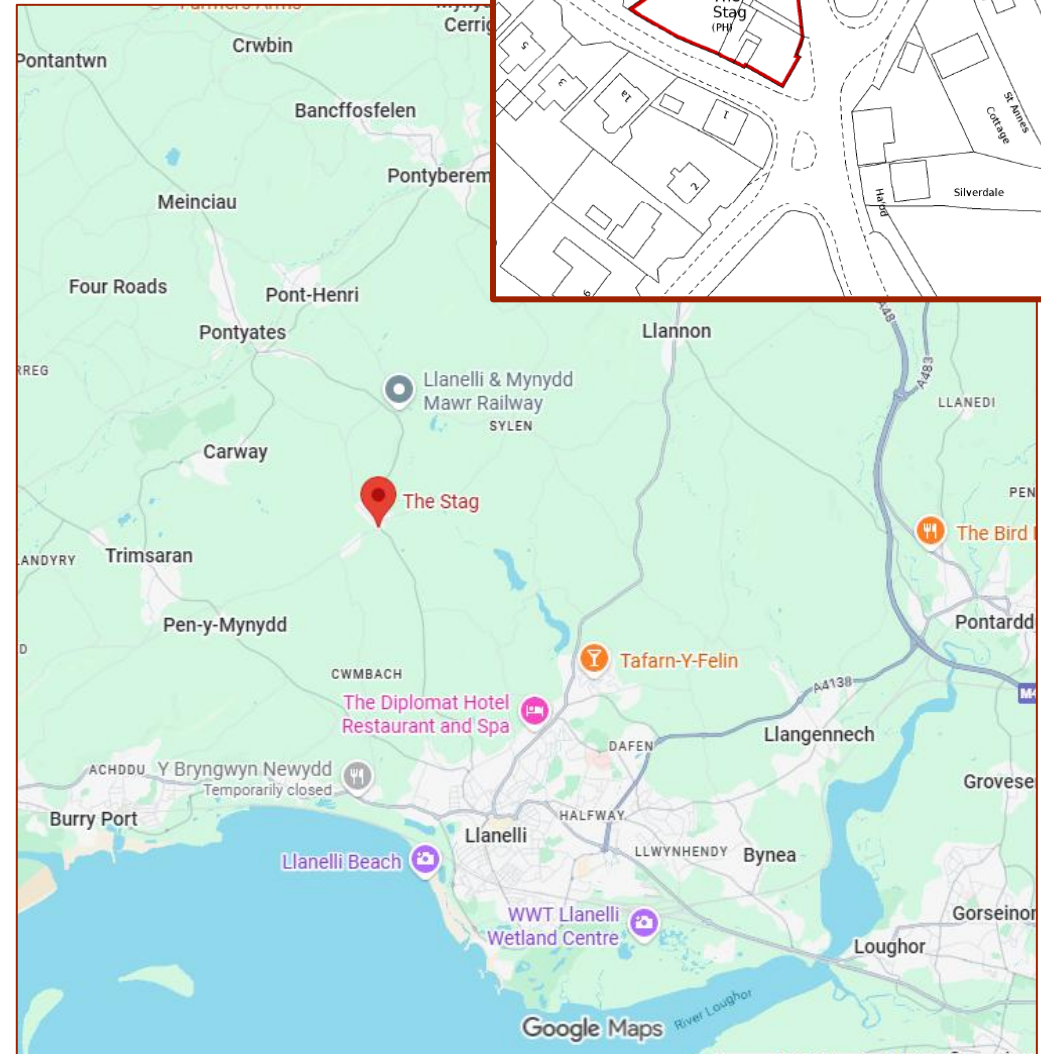
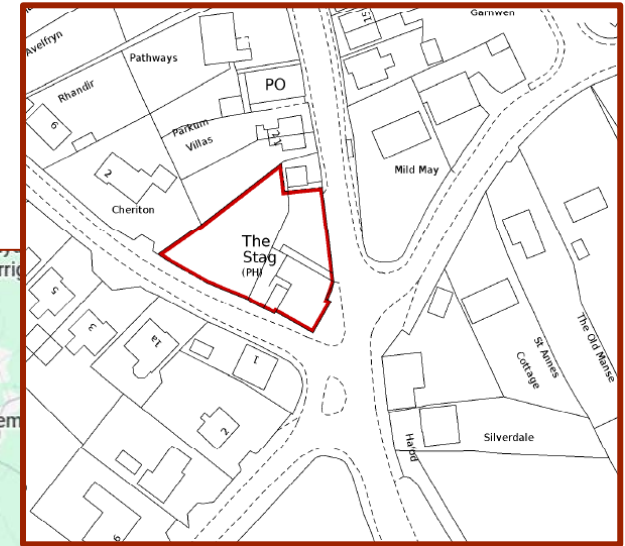
- Prominent village centre public house
- Appointed to a good standard throughout
- Lounge bar and restaurant (90)
- Two-bedroom owners' accommodation
- Large car park and garden
- Currently closed

Location

The Stag Inn is a prominent public house which stands at the centre of the village of Five Roads, which takes its name as the meeting place of “five roads”. It is reputed to be famous as the meeting place for the Rebecca Rioters who gathered there to plan raids in the 18th Century. The main road running through the village is the B4309 and the village is located in the pleasant Carmarthenshire countryside approximately five miles north of Llanelli and ten miles south of Carmarthen.

The Property

The property appears to be of stone and brick construction with rendered and colourwashed elevations under a pitched slate roof. It offers well planned trading areas with a flat above, car park and gardens. The business was traded successfully for a number of years by the current owners but has more recently been let to a third party. The business is currently closed.



Trade Areas

Front entrance leading into open plan TRADING AREA:

LOUNGE BAR arranged around a central horseshoe shaped wood panelled front BAR COUNTER. Seating for 40, with ample room for more standing. Part stripped wood effect and part tiled floor. RESTAURANT having feature fireplace, carpeted floor and seating for 32. CATERING KITCHEN with extraction hood, tiled floor and walls and a selection of commercial catering equipment and effects. LADIES', GENTLEMEN'S and DISABLED ACCESS TOILETS. On level CELLAR and STOREROOM.

Owners' Accommodation

There is separate external access at upper ground floor level to the rear. Storeroom. KITCHEN with fitted units. LOUNGE, 2 BEDROOMS and BATHROOM.

External

To the rear is a tarmacadamed CAR PARK for approximately 15 vehicles. Trade garden to the side. Spacious TRADE GARDEN with bench seating and small CHILDRENS PLAY AREA. Rear SMOKING SOLUTION.

The Business

The business historically traded as a village pub and restaurant supporting the local community and large number of destination diners from the nearby towns of Llanelli, Carmarthen and a number of other villages. When operated by the freeholder it achieved sales in the region of £370,000 per annum, inclusive of VAT, with an equal split between wet and dry sales.

The business has more recently been let under a pub style tenancy, and therefore the owners have no accounting information. All prospective tenants must make their own assessment as to the business's potential future viability.



Tenure & Price

FREEHOLD £260,000 to include fixtures and fittings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

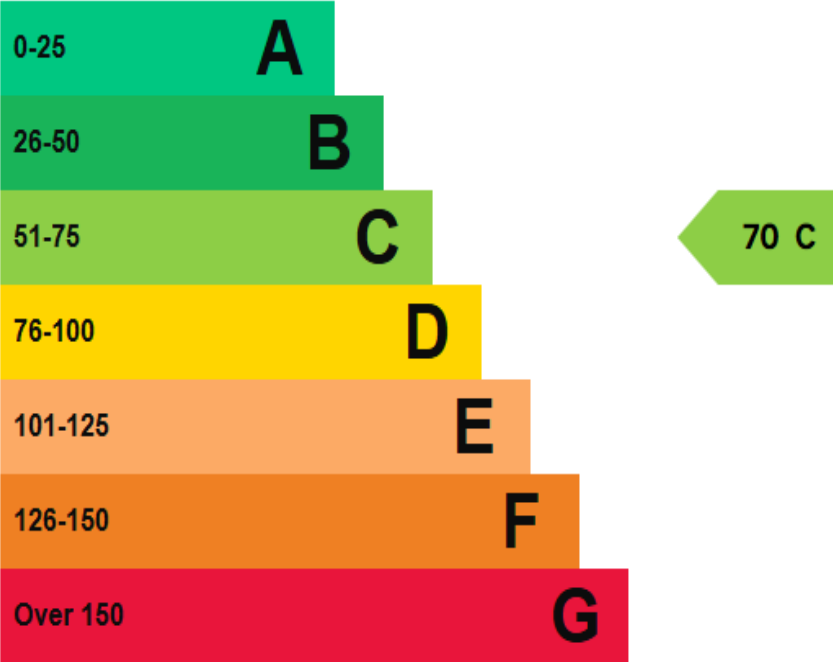
A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £16,000 falling to £8,650 from 1st April 2026

Local Authority: Carmarthenshire County Council





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