



The Eagles Inn

Church Street, Rhayader, Powys, LD6 5AU

Freehold £250,000

Leasehold £12,000

- Upper Wye Valley Market Town Free House
- Attractive beamed bars
- Trade gardens
- Four bedroom owners accommodation
- To be let on private free of tie lease

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LOCATION

Rhayader is a National landmark in a strategic position in Central Wales at the crossroads of two major trunk routes the A44 and the A465. North to South Trans Wales route. This is the heart of a rich rural community and is well known as a stopping place for those visiting the Cambrian Mountains the Upper Wye Valley and the Elan Valley lakes. The area is synonymous with country pursuits, cycling, walking and mountain biking all prevalent in the area.

The Eagles Inn is centuries old property which is understood to date back to the 1670 with the licenced premises being one of the oldest in the town, but is surprisingly not listed. It is an attractive well presented property with a wealth of period charm and features interesting 2/3 bar trading areas, good garden and spacious owners accommodation which could and has been used for bed and breakfast purposes in the past.

The property is owned by a private individual and is to be let on favourable free of tie terms. The property is briefly as follows:

TRADE AREAS

MAIN BAR which is in two sections on split levels having beamed and exposed stone walls with two fireplaces, both having cast iron solid log burner installed. Boarded effect floor throughout. Traditional seating for approx. 28. To the rear of the main bar is a DINING ROOM with seating for a further 14 customers and direct access onto the trade garden. LOUNGE BAR adjacent, again having boarded effect floor part exposed stone walls. The lounge bar provides seating for a further 20 customers. Central Servery, serving both bars.

LADIES AND GENTLEMANS TOILETS.

CATERING KITCHEN located to the rear of the servery having tiled floor and UPVC panelled walls and a good selection of stainless-steel catering effects and work surfaces. Three filter ceiling fitted extraction canopy. On level beer CELLAR with delivery access from the side premises.

OWNERS ACCOMMODATION

At first floor there are FIVE BEDROOMS and TWO FAMILY BATHROOMS currently utilised for private use.

EXTERNAL

Double glazed door access into rear TRADE GARDEN, which is part patioed, graveled and lawned. Timber constructed garden seating providing catering for approximately 60 customers seated. This is partially covered. Two timber constructed outbuildings.

THE BUSINESS

The business has been hitherto let to a private operator on a lease agreement 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.

LICENCE

A Premises Licence is held.

SERVICES

The property has the benefit of all mains services and gas fired central heating.



TENURE & PRICE

FREEHOLD £250,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

Alternatively:

LEASEHOLD	£12,000 to include fixtures & fittings and goodwill. Stock
TERM	For a term of 6 years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
INVENTORY - FURNISHED LEASE	The landlord will retain ownership of the trade fixtures and fittings.
ASSIGNABILITY	Fully assignable
DEPOSIT	The successful applicant will be required to lodge with the freeholder a deposit equivalent to 3 month's rent in advance
RENT	Annual rent £12,000 pa, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Part repairing and insuring lease agreement. This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	Please note that VAT will not be payable on the Premium and rental payments.

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EPC Reference:

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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