



Waggon & Horses

Dolafon Road, Newtown, Powys, SY16 2JB

Tenure: Freehold

Price: £420,000

Ref: 95932

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Well-established and very profitable food-led business
- Well-appointed public house and restaurant
- Excellent trade gardens
- Large owners' accommodation
- Same owners' hands since 1995
- Retirement sale

Location

Newtown sits on the banks of the River Severn and is the largest town in the county of Powys, nestled in the heart of mid Wales. This charming market town was established in the 13th century but developed during the Industrial Revolution due to the growth of its textile industry and the construction of the Montgomery Canal. The town centre has a number of historic and architecturally significant buildings, especially from the Victorian era, and is a busy commercial centre. It attracts a large number of visitors and is an excellent spot from which to explore the Severn Valley countryside and its nature reserves, the Montgomery Canal, the Severn Way long distance path, Dolforwyn Castle and Gregynog Hall and gardens, to name but a few of the local attractions.

The Waggon & Horses is located on Dolafon Road, just to the east of the town centre, at the heart of a well-established residential area. The property, which is appointed to a high standard throughout, appears to be constructed in the main of stone and brick with rendered and colourwashed elevations under a pitched tile roof. It has undergone much development over the years: the current owners added a large restaurant and developed much of the first floor accommodation from a previously disused store. The jewel in the crown of this property is its trade garden which is finished to a very good standard and is extremely popular with customers.

The property briefly comprises the following:



Trade Areas

Front entrance leading into the BAR with seating for 16 and ample room for more standing. This is a characterful room with a heavily beamed ceiling, a carpeted floor, part wood panelled walls and a wood panel fronted bar counter from the interconnecting servery.

LOUNGE seating 16. Carpeted floor, feature fireplace and wood panel fronted bar counter from the interconnecting servery.

Adjoining POOL ROOM with seating for approximately 20, stripped wood floor and part wood panelled walls. Pool table, large television and dartboard.

LADIES' and GENTLEMEN'S TOILETS.

RESTAURANT to seat 42 comfortably but can accommodate more when required. Carpeted floor throughout. Access to GARDEN.

CATERING KITCHEN in two sections with quarry tile and nonslip flooring, a stainless steel extraction hood and partially stainless steel clad walls. Good selection of commercial catering effects and equipment. Large FRIDGE FREEZER/DRY STORE and PREPARATION AREA.

There is access from behind the servery to a BASEMENT with KEG CELLAR (with drop from the front of the property). Large BOTTLE ROOM.





Private Accommodation

On the first floor is an owners' flat comprising PRIVATE LOUNGE, open plan KITCHEN/DINER with newly fitted kitchen units, SHOWER ROOM and THREE DOUBLE BEDROOMS. (Note: two of the bedrooms are currently being used as a dressing room and a recreational room).

External

To the rear is an enclosed TRADE GARDEN which is one of the main features of the pub. It has hedgerow borders and a mixture of slab, lawn, artificial grass and decked areas. There is seating for 80 comfortably but space for in excess of 100. CHILDREN'S PLAY AREA with swing and slide. Timber constructed SMOKING SOLUTION with rattan style seating. Timber constructed STORAGE SHED. Outside STORAGE AREA.

NB: The patio area has a frame in place for a marquee which is erected by the owners when required.

The Business

The current owners first took the reins of the premises in 1995 as tenants and later purchased the freehold. During their tenure, the Waggon & Horses has developed an enviable reputation as a food-led public house which is extremely popular with locals and tourists alike. The quality of the business's food offering is well known, especially amongst visitors to the caravan sites and campsites dotted around Newtown.

The business currently trades four days a week but still achieves an excellent level of turnover and trade.





Tenure & Price

FREEHOLD £395,000 to include goodwill, trade furniture, fixtures, fittings and effects. 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.

Licences

A full Premises Licence is held permitting the sale of alcohol on and off the premises:

Monday: 11:00 to 00:00

Tuesday to Thursday: 11:00 to 23:00

Friday and Saturday: 11:00 to 00:30

Sunday: 12:00 to 23:30

Services

All mains services are connected.

Rateable Value: £13,400 as at 01 April 2026.

Local Authority: Powys County Council.

EPC Rating: C.





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