



Mill House Inn

Cwmbath Road, Morriston, Swansea, SA6 7AU

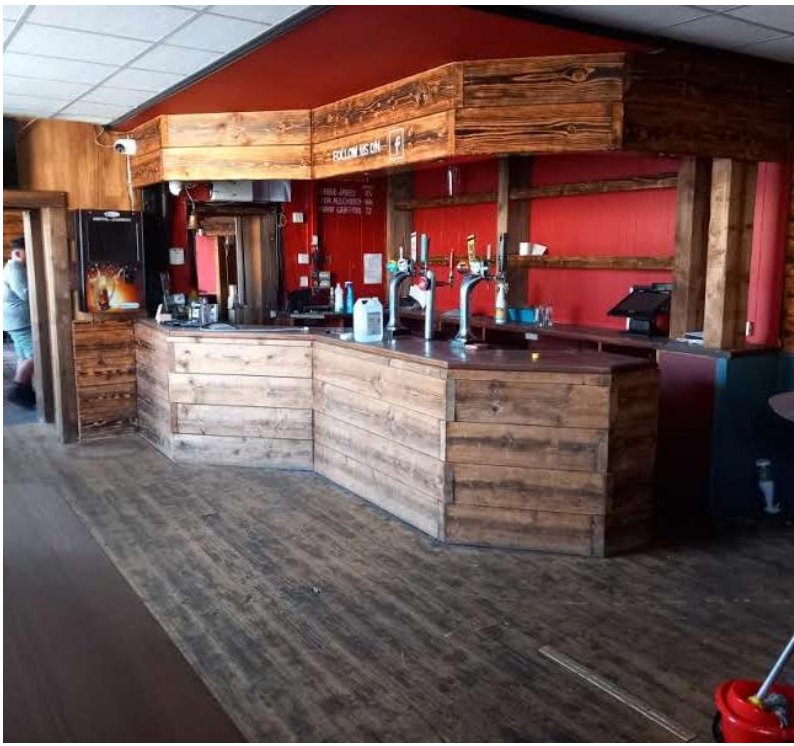
Freehold £165,000

- Substantial Public House with self-contained Two Bedroom Cottage
- Recently refurbished trade areas
- Well established, traditional community public house
- 3-section open plan, ground floor trading area
- Extensive first floor accommodation with scope for development
- Wet sales only, approximately £150,000 per annum prior to closure.

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**Sidney
Phillips**



LOCATION

The Mill House is a well established, traditional community pub situated in Morriston, Swansea. This substantial, prominent property appears to be constructed mainly of stone and brick with rendered and colourwashed elevations under a pitched roof. The pub has recently undergone a refurbishment programme to the ground floor which is presented in very good order throughout and will require little investment for some time. The property also has the benefit of a self-contained, two bedroom cottage with private parking.

Morriston is a suburb of the coastal city of Swansea, being Wales's second-largest city. It forms the principal area officially known as the City and County of Swansea and supports a population of some 300,000. It is the commercial and retail centre for West Wales and home to Swansea University and a number of major employers including Admiral Group, HSBC, Virgin, Swansea Bay University Health Board, BT and Amazon. Swansea has a main line rail link to London and excellent road communication links throughout South Wales via the M4 motorway.

TRADE AREAS

Front entrance leading to three-section, open plan TRADING AREA appointed to a very good standard throughout, having stripped wood, part carpeted floor and part wood panelled walls. A selection of fixed wall bench seating and loose tables and chairs for approximately 80 customers, with ample room for more standing. Two interconnecting wood panelled front bar counters. LADIES' & GENTLEMEN'S TOILETS. On level CELLAR.

FIRST FLOOR : Currently uninhabited and requiring remedial work. Offers large Kitchen/Diner, Lounge, 2 Bedrooms and Bathroom. There is huge scope for further development to suit the owner's requirements, whether residential or commercial.

THE COTTAGE

GROUND FLOOR: Entrance leading into open plan KITCHEN/LOUNGE AREA with fitted units. Stairs to FIRST FLOOR: 2 BEDROOMS (doubles) and SHOWER ROOM.

EXTERNAL

To the front of the cottage is a small, private, stone chipped GARDEN AREA with space for a tables and chairs. Parking for one vehicle.

THE BUSINESS

Prior to closure, the business was established as a traditional public house offering wet sales only to the local community.

LICENCES

A full Premises Licence is held.

Business Rates Payable : £5,350

Private Accommodation Tax Band : A
Payable : £1,157.38

SERVICES

All mains services are connected.

Local Authority: Swansea Council.

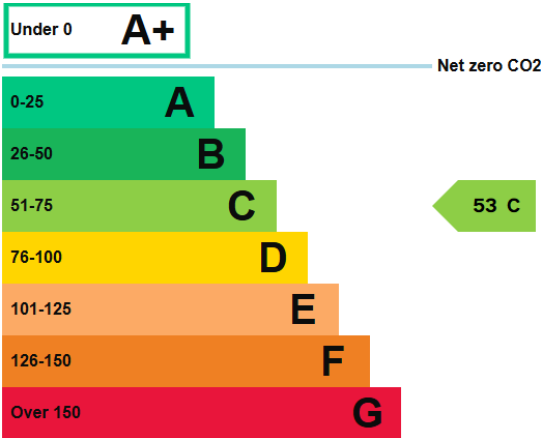
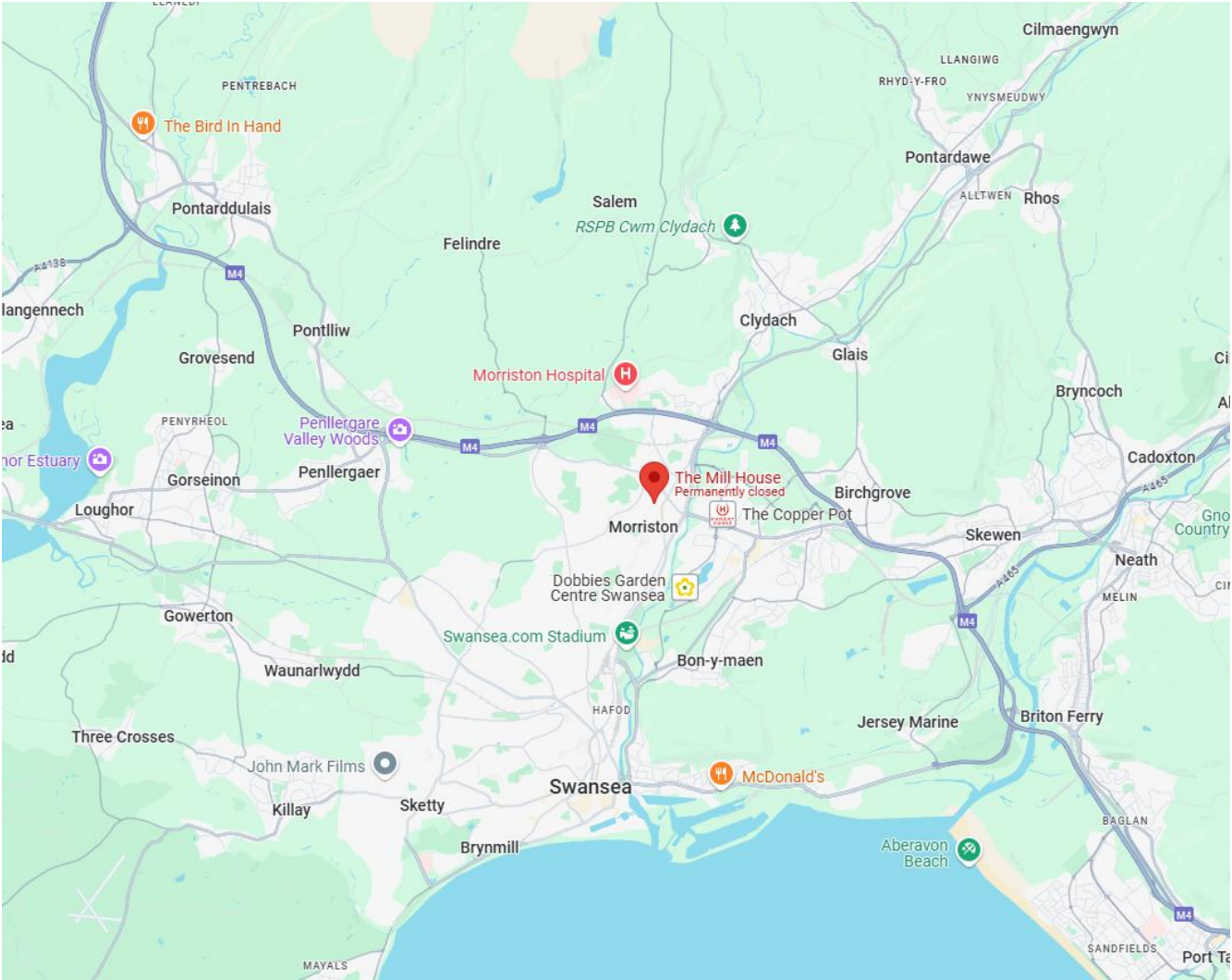
Rateable Value: £6,750 as at 1 April 2023.



TENURE & PRICE

FREEHOLD £165,000 to include 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.



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