



The Lion Hotel & Restaurant

41 Broad Street, Blaenavon, Torfaen, NP4 9NH

Tenure: Virtual Freehold

Price: £350,000

Ref: 96214

**Sidney
Phillips**

Leisure & Hospitality Specialists



Key Features

- 12 quality en suite letting bedrooms
- Open plan lounge bar and restaurant (80)
- Health suite
- Appointed to an excellent standard throughout
- Turnover for year ended January 2026 of approximately £550,000 exclusive of VAT

Location

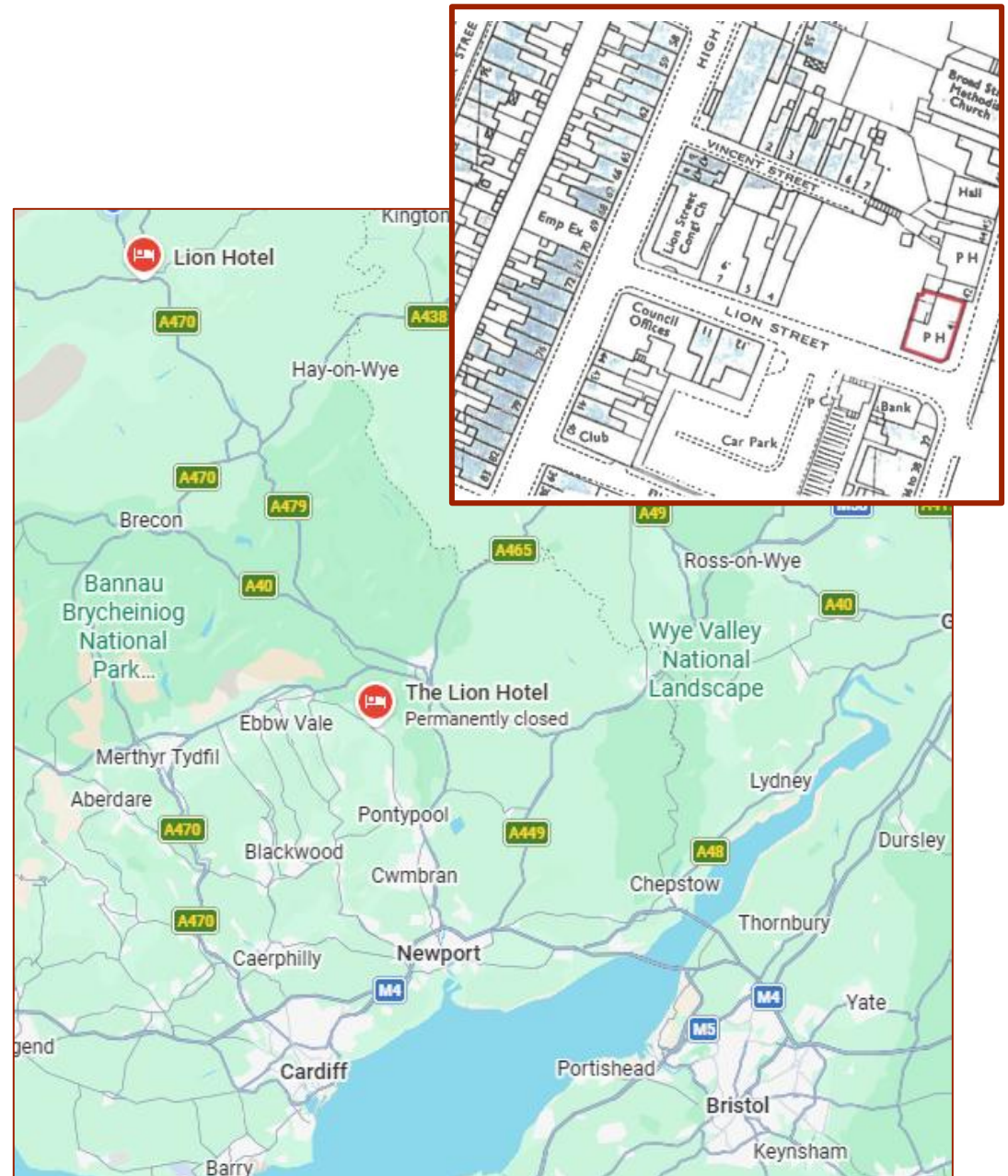
The town of Blaenavon is located in the Torfaen County Borough of Wales, at the head of the Afon Lwyd Valley, near to the source of the River Lywd. The town has a population of some 7,000 and is a major tourist destination due to part of the town and surrounding countryside being granted UNESCO World Heritage status in 2000, thus attracting a large number of visitors in relation to its rich industrial heritage. It is currently home to the Big Pit National Coal Museum, Blaenavon Ironworks, Pontypool and Blaenavon Railway, and Blaenavon World Heritage Centre. Also, close to the Bannau Brycheiniog National Park (Brecon Beacons), a mecca for outdoor enthusiasts.

It is 15 miles north of the M4 and Newport, 7 miles south of Abergavenny and 6 miles north of Pontypool and has easy access to the A465 Heads of the Valleys Road.

The Property

The Lion Hotel is a substantial corner site which appears to be constructed in the main of stone and brick, with rendered colourwashed elevations under a pitched slate roof. It was completely renovated in 2007 and is in exceptional condition throughout offering; ground floor interconnecting lounge bar and dining rooms, lower ground floor health suite and catering kitchen, and twelve quality en suite letting bedrooms at first and second floor.

These well-appointed premises offer an outstanding platform to operate as a pub, restaurant and hotel in this busy tourist destination.



Trade Areas

Ground floor

Main entrance leading into LOUNGE BAR seating 30. Beamed effect ceiling. Tiled floor. Feature open fireplace with solid fuel burner. Served.

DINING ROOM seating 50. Carpeted floor. Service counter.

Lower Ground Floor

HEALTH SUITE consisting of sauna, steam room and heated loungers. CHANGING ROOMS.

CATERING KITCHEN equipped to a very good standard throughout. CELLAR.

Letting Accommodation

First Floor

EIGHT EN SUITE LETTING BEDROOMS all appointed to a very good standard with en suite bathrooms

Second Floor

Four further EN SUITE LETTING BEDROOMS of the same quality. Bedroom 12 could be utilised as a flat as it offers a lounge, bathroom and bedroom.

External

To the rear of the property is a hardcore CAR PARK with space for ten vehicles, and outside seating for 40.

(Please note that the car park does not belong to the public house and is rented from the Local Authority)





The Business

The property was purchased by the current owner in 2007 and, after a complete refurbishment, opened to trade in 2011. The business trades as a good all-round pub, restaurant and hotel to the local and surrounding community, along with a large number of tourists, visitors and workers to the area. Unfortunately, it ceased trading in January 2026.

The management accounts for the financial year ended 31 January 2026 (11 months' trade) show evidence of sales of £566,588, exclusive of VAT, with a gross profit of some 58.47%.

The trade is split approximately 50% wet to 30% food and 20% accommodation.

Prior to closure, the business operated seven days a week between noon and 23:00, offering food between noon until 15:30 and reopening 18:00 – 21:00 Monday to Saturday, and noon until 16:00 on Sundays.

It provides 12 en suite letting bedrooms with tariffs between £85 and £110 per evening to include breakfast.

Tenure & Price

VIRTUAL FREEHOLD £350,000 to include goodwill, fixtures and fittings. 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

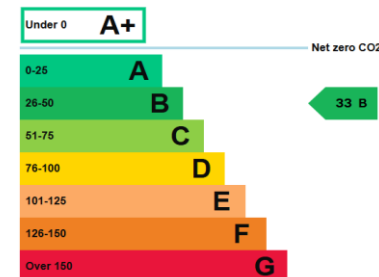
A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £32,150 as at 01 April 2026

Local Authority: Torfaen County Borough Council





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.