



Coopers Arms

Station Road, Newcastle Emlyn, Carmarthenshire SA38 9BX

Freehold £295,000

- Character stone property
- Lounge bar & restaurant
- Comprehensive catering kitchen
- Self-contained 2/3 bed flat
- Car park & gardens
- Potential development of outbuildings

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LOCATION

The Coopers Arms is a traditional public house and restaurant, of 'cottage-style' stone construction under a pitched slate roof. It has the benefit of a car park, an outside drinking area and self-contained flats. It has previously been granted the benefit of planning permission to develop the outbuildings to the rear of the property into a holiday cottage. Although lapsed, the owners are sure this could be reinstated.

The property is located on the edge of the market town of Newcastle Emlyn, close to a number of commercial properties and residential dwellings. This popular town sits on the banks of the River Teifi at the Carmarthenshire/Ceredigion and Pembrokeshire border and despite its inland position, it is only 10 miles from the coastal town of Cardigan. Many tourists, especially anglers, visit Newcastle Emlyn throughout the year; the River Teifi is well known for its salmon and brown trout fishing. The town is also home to a bustling livestock market which operates throughout the year, bringing many farmers and agricultural workers from the surrounding areas into town on a regular basis.

TRADE AREAS

The front entrance leads into an L-shaped LOUNGE BAR with seating for approximately 40. The room has considerable character, with partially exposed, beam effect ceiling, a mixture of stripped wood and tile flooring and part exposed stone walls. Feature fireplace with wood burner. Stone-constructed bar servery with wood countertop and back bar fitting. RESTAURANT seating 50 with stripped wood flooring and part wood panelled walls. BOILER ROOM. CATERING KITCHEN with an extraction hood and UPVC-clad walls, nonslip floor and a good selection of commercial catering effects and equipment. Ladies' and Gentlemen's TOILETS.

External access to on level CELLAR.

OWNERS ACCOMMODATION

First floor

At first floor level is the self-contained PRIVATE FLAT with external stair access from the side of the property. It consists of KITCHENETTE and LOUNGE, three BEDROOMS (two double, one single) and BATHROOM.

EXTERNAL

To the front of the property is a draw on car park, currently with spaces for 8 vehicles. A section of the car park has been adopted for outdoor trade, with a timber-constructed covering and bench seating for approximately 50. To the side of the property is a private lawned garden. To the rear of the property is a WOODSHED, an LPG tank and a stone-constructed OUTBUILDING.

PLANNING PERMISSION

Although lapsed, planning permission has previously been granted to convert the stone outbuilding at the rear of the property to holiday accommodation. It also included an extension to the main building to provide a larger restaurant.

THE BUSINESS

The Freeholders have owned the business for several years, and for the majority of that time it has been operated by third parties by way of tenancies/leases. The owners began trading the property themselves in late 2024 and have enjoyed a considerable level of success, on the basis that they only trade 4 days per week, Thursday to Sunday, and have built up a good reputation for their catering. At present, average weekly sales are approximately £4,000 inclusive of VAT (split equally between wet and dry sales).

LICENCES

A premises licence is held for the supply of alcohol between the hours of:

Sunday to Thursday 11:00-00:00
Friday and Saturday: 11:00-01:00

SERVICES

Mains electricity, water and drainage are connected. LPG used for heating and cooking.
The property benefits from two separate boilers: one for the private accommodation and one for the pub.

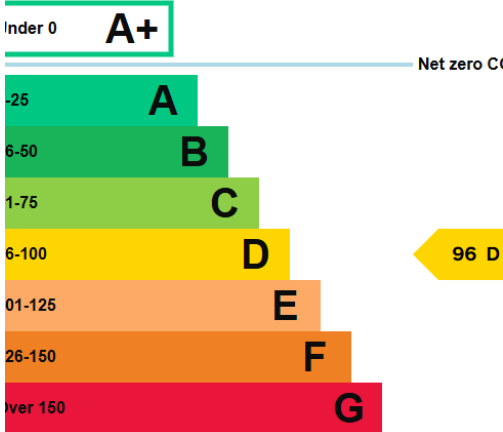
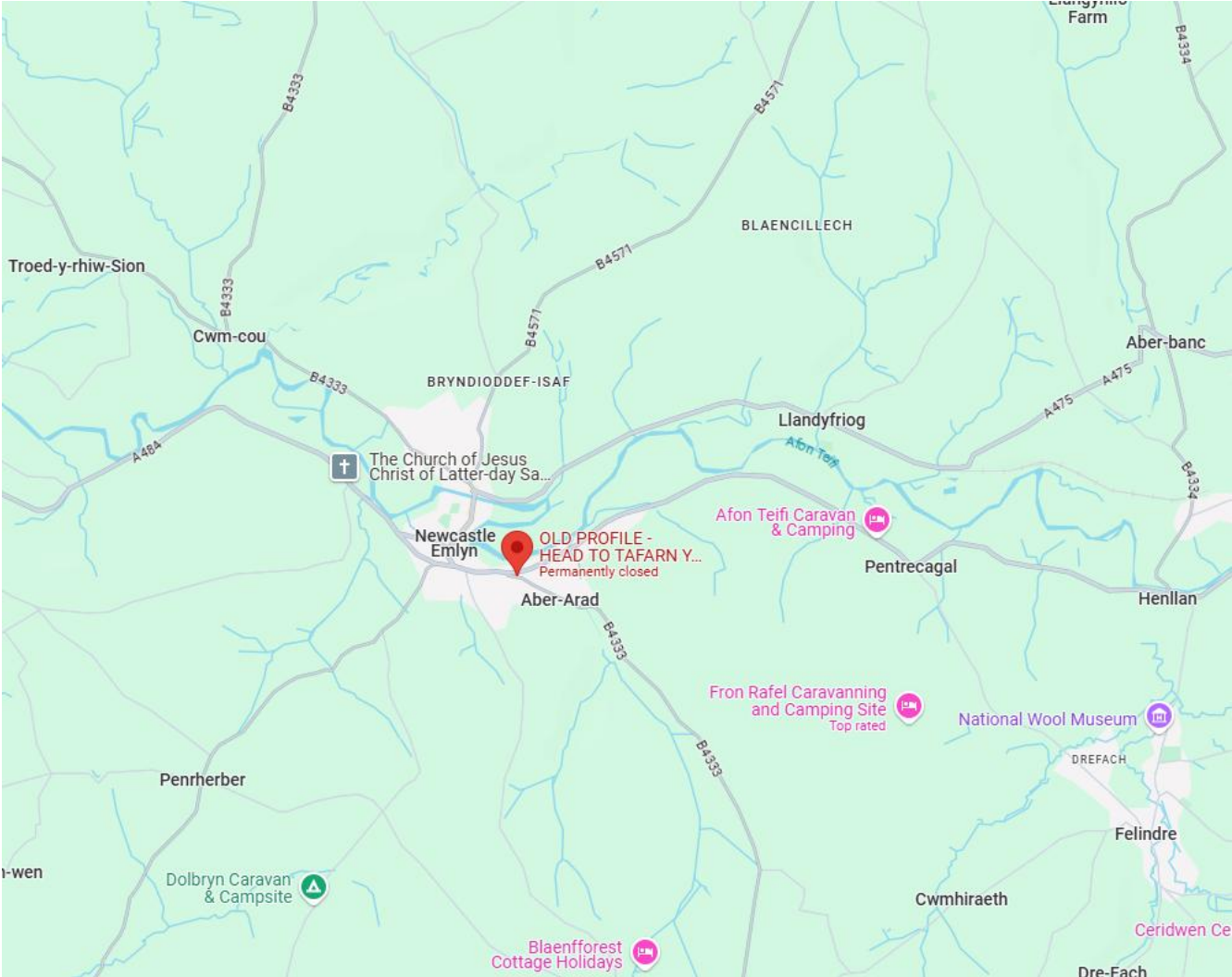
Rateable Value: £2,900 as at 1 April 2023
Local Authority: Carmarthenshire County Council



TENURE & PRICE

FREEHOLD £295,000 to include goodwill, 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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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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