



The Borough Arms

2 New Henry Street, Neath, West Glamorgan, SA11 1PH

Tenure: Freehold

Price: £240,000

Ref: 96569

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

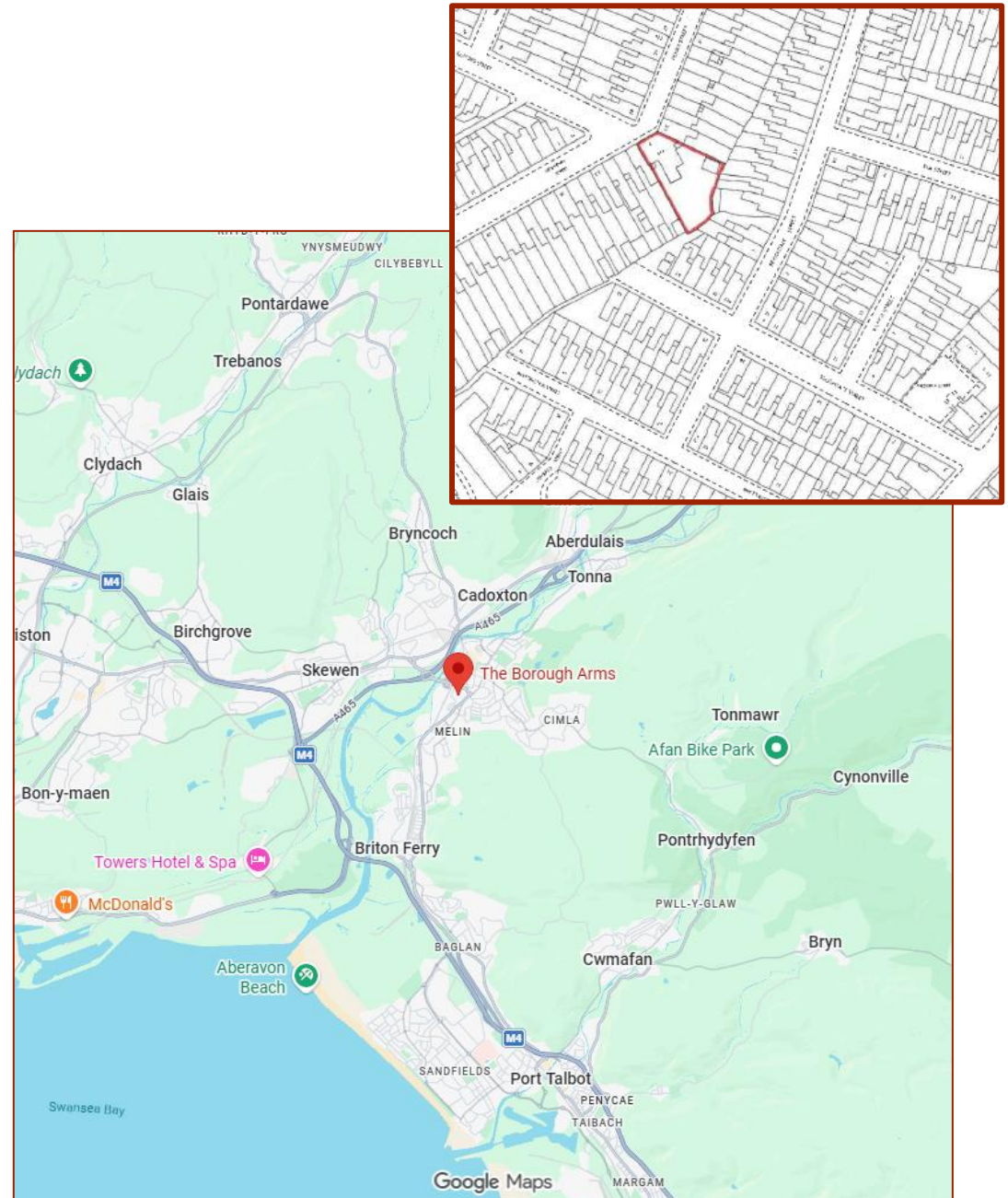
- Traditional community pub
- Established and profitable business
- Open-plan lounge bar and trade garden
- Excellent owners' accommodation
- Currently operating on limited hours
- Scope to increase trade

Location

The town of Neath sits on the banks of the River Neath close to its estuary with Swansea Bay and is a well established town within South Wales having a population of some 20,000. It is the administrative and commercial centre for the surrounding area of Neath and Port Talbot. It also enjoys a strategic location on junction 43 of the M4 motorway where it meets with the A465 Heads of the Valley route, this providing easy motoring throughout South Wales and especially the cities of Swansea and Cardiff. The town also enjoys a rail link on the South Wales main line service by First Great Western.

The Property

The Borough Arms is located within a densely populated residential area just off the main town centre and is reputed to have operated as a public house since 1879. It is positioned within a row of terraced properties and appears to be constructed in the main of stone and brick with render and colour washed elevations under a pitched slate roof. It offers ground floor trading areas with adjoining gardens and brewery and outbuildings. At first floor level is the private accommodation which has been appointed to a very good standard throughout.



Trade Areas

Front Entrance Foyer leading to Open Plan Horseshoe Shaped TRADING AREA with carpeted floor to the main, paint decorated walls and ceilings. The room is arranged around a horseshoe shaped wood panel fronted bar counter having wood back bar fitting. A mixture of fixed wall upholstered booth style bench seating and pub style tables and chairs for approximately 75 customers with ample room for many more standing. The bar houses a number of colour televisions and also having service area. Rear STOREROOM. Former KITCHEN. Could easily offer kitchen facilities or extra storage if required. LADIES' and GENTLEMEN'S TOILETS.

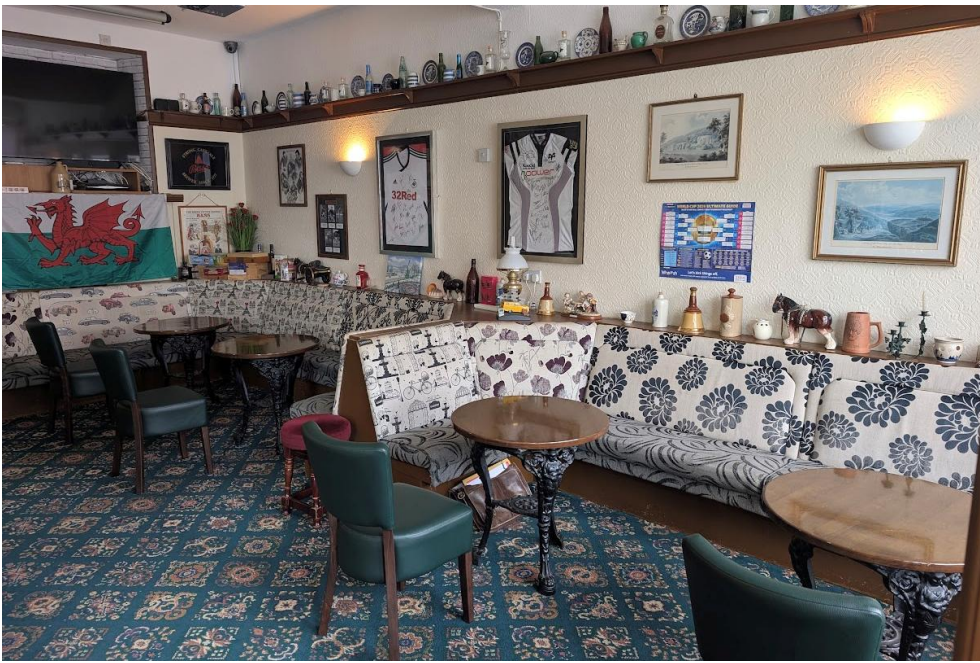
Owners' Accommodation

At first floor level is the owners' flat which has been appointed to a very good standard offering KITCHEN/DINER with modern fitted units. CLOAKROOM. THREE DOUBLE BEDROOMS. Large LOUNGE. At second floor is a large STORE AREA in the loft, but this could easily be used for private accommodation with some investment.

External

One of the features of this property is the rear TRADE GARDEN with seating for approximately 34 but ample room for more if required. BREWERY OUTBUILDING. METAL STORAGE SHED.





The Business

The business trades as a traditional wet-led pub to the local community and surrounding area. It has a strong emphasis on real ales and ciders and is renowned for its annual Glastonborough Music and Beer Festival which is held in May and a second August beer festival. It operates on limited hours to suit the owner and currently trades Monday, Wednesday, Friday and Saturday between 16:00 and 21:00 and Sunday 12:00 to 17:00. This clearly offers real scope for new owner operators to open on Tuesdays and Thursdays and longer hours, if required.

For the last financial year, the business achieved sales inclusive of VAT of approximately £145,000.



Tenure & Price

FREEHOLD £240,000 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 permitting the retail of alcohol:

Seven days a week: 10:00 – 01:00

Services

All mains services are connected. The property benefits from gas fired central heating.

Rateable Value: £4,200 as at 1 April 2026

Local Authority: Neath Port Talbot 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.