



Troopers

35 Victoria Square, Aberdare, Mid Glamorgan, CF44 7LB

Freehold £185,000

- Prominent town centre location
- Set within main leisure circuit
- Ground floor lounge bar
- First floor lounge bar
- Owners accommodation. Small yard to rear
- Previously let as investment now sold with vacant possession
- Currently closed

Ref: 91864

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SP Sidney
Phillips



LOCATION

The busy town of Aberdare is located at the head of the Cynon Valley just off the A465 Heads of Valley road on the southern boundary of the Brecon Beacons National Park. It is approximately 4 miles south-west of Merthyr Tydfil, 20 miles north-west Cardiff and 22 north-east of Swansea. The town has a population of some 40,000 and enjoys mainline railway station on the Merthyr lines which links to Cardiff and bus station with links throughout South Wales.

Troopers is located at the heart of the town on Victoria Square, at the heart of the main leisure circuit. It is also within close proximity to many shops, banks and the council offices. It is close to a number of chain operated public houses including Wetherspoon's and Amber Taverns (Bute Inn).

The pub forms part of a row of terraced properties and appears to be constructed mainly of stone and brick with render and colour washed elevations under a pitch slate roof. It provides accommodation on three floors being two trading floors and private accommodation above. It has a small enclosed yard to the rear.

The premises have previously been let and therefore no accounting information is available. All prospective purchasers must therefore make their own assessment as to the business's potential future viability. The tenants have recently vacated the property and it is being sold with vacant possession. It is currently closed and not trading.

TRADE AREAS

Front entrance leading into open plan LOUNGE BAR decorated with part wood panelled walls, posh style tables and chairs for approximately 24 customers with ample room for many more standing. L-SHAPED SERVERY. DJ BOOTH.

On level CELLAR.

FIRST FLOOR

LOUNGE BAR with carpeted floor, part wood panelled walls. Brick wall with feature fireplace having solid fuel burner. Pub style tables and chairs for approximately 28 with ample room for more standing. Corner L-SHAPED SERVERY.

Galley style KITCHEN (not in use).

LADIES and GENTLEMEN'S TOILETS.

OWNERS ACCOMMODATION

SECOND FLOOR

Private accommodation (currently uninhabited). FAMILY BATHROOM. Large LOUNGE / KITCHEN. DOUBLE BEDROOM.

EXTERNAL

To the rear of the property is an enclosed TRADE GARDEN on stepped level currently unused but could accommodate 20.

THE BUSINESS

The business is not being sold with the benefit of trading information as it has previously been tenanted and the business does not belong to the vendors. We understand the business has traded as a bar within the main circuit of the town offering wet sales only for a number of years.

LICENCE

A premises licence is currently held.

SERVICES

All mains services are connected.

Local Authority: Rhondda Cynon Taf County Borough Council

Telephone: 01443 425005

Rateable Value: £12,500

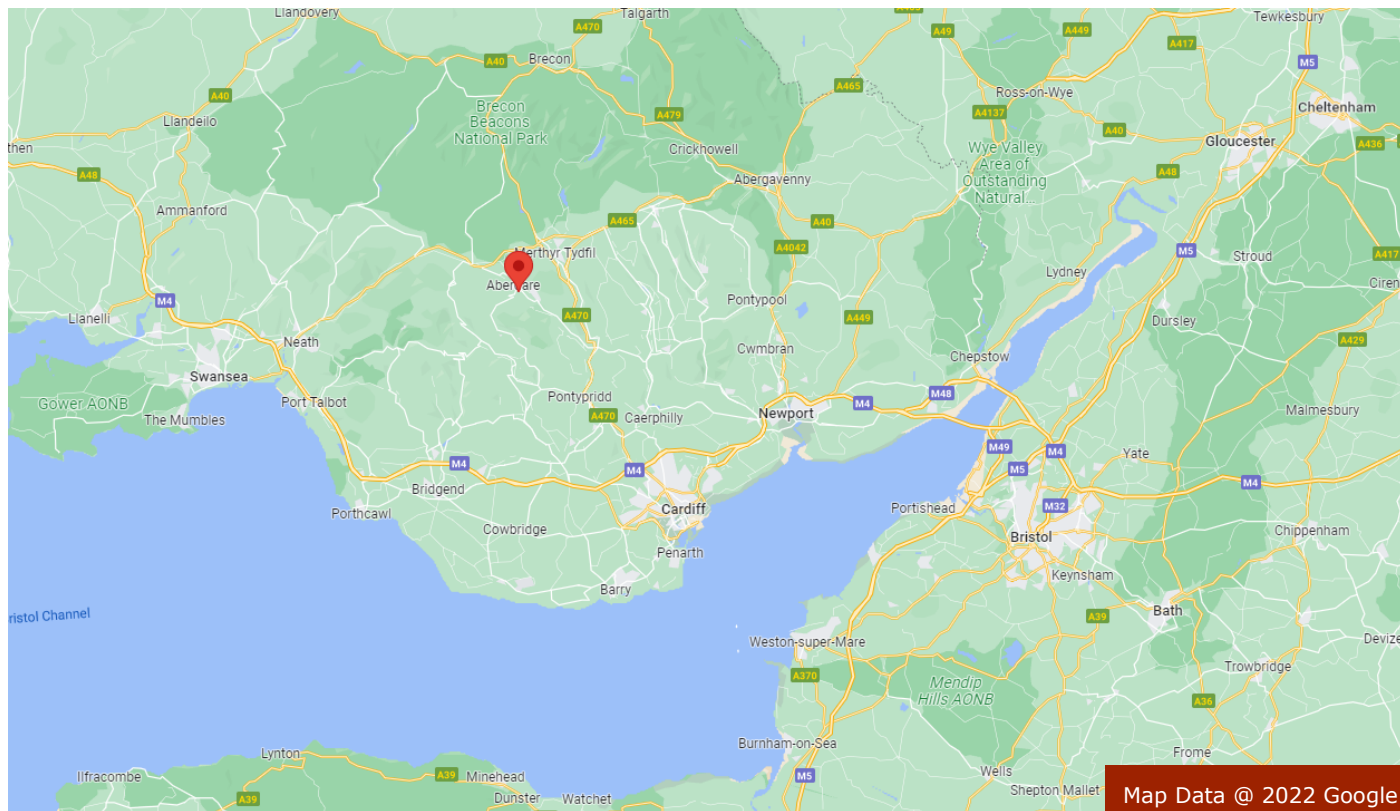


TENURE & PRICE

FREEHOLD £185,000 FOR THE PROPERTY ONLY. Trade furniture, fixtures, fittings and effects are NOT included in the sale.

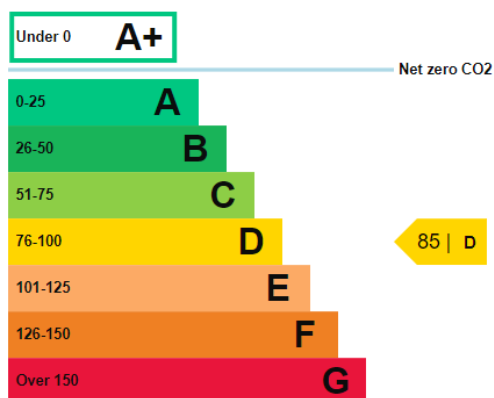
No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: 0990-4921-0327-9920-6024

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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