



The Crown Inn

Main Road, Llantwit Fardre, Pontypridd, Rhondda Cynon Taf, CF38 2HL

Tenure: Freehold/Leasehold

Price: £295,000/£18,500

Ref: 96201

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

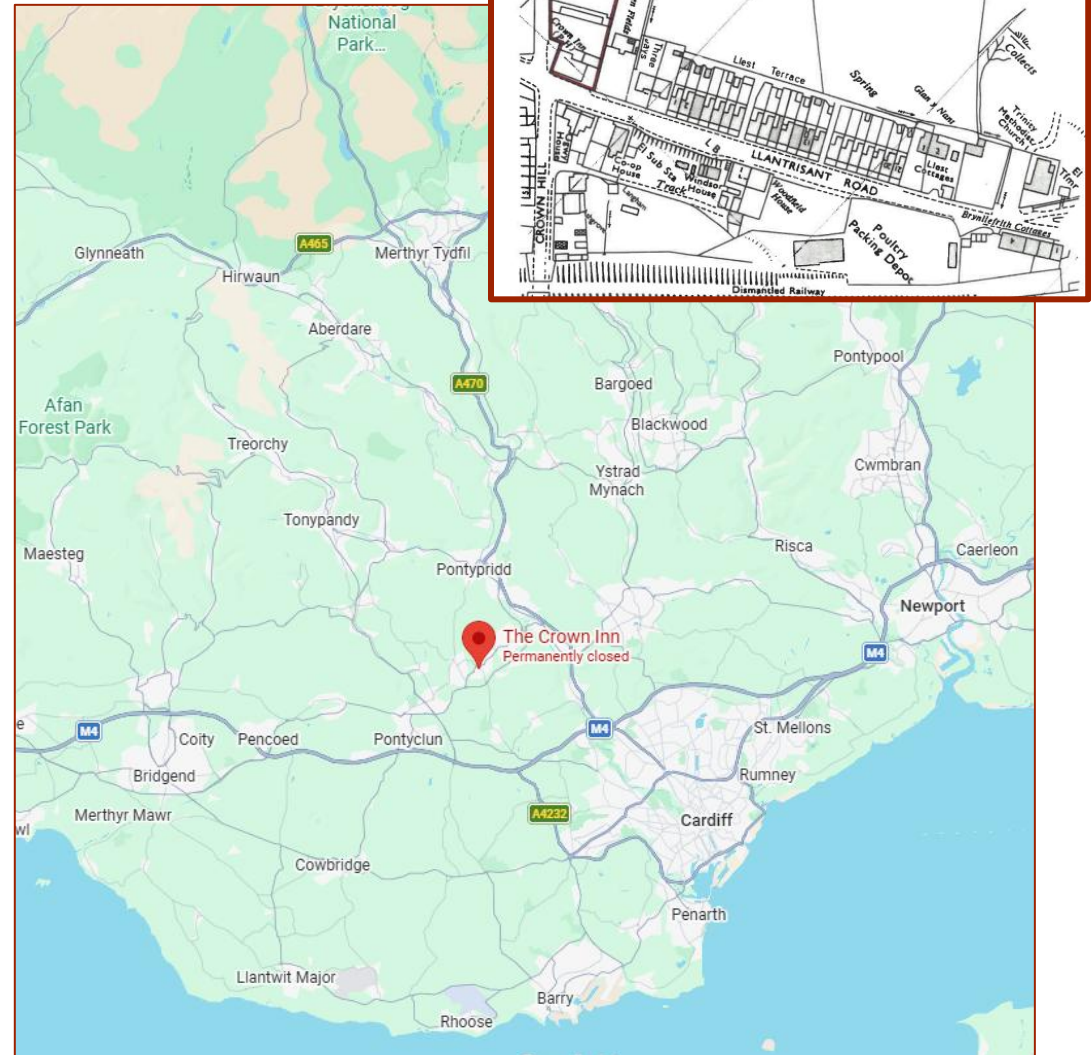
- South Wales village freehouse
- Over 4,500 sq ft with trade garden & car park
- Bar (90+) and restaurant/function room
- One en suite letting bedroom
- Three bedroom owners' accommodation
- Possible change of use (STPP)

Location

The village of Llantwit Fardre stands on the A473 Pontypridd to Bridgend Road just to the north of the capital city of Cardiff and the M4 motorway. It is a heavily populated community with over 6,000 inhabitants. It benefits from excellent communication links and is a popular residential location for those working in the capital city or the nearby towns.

The Property

The Crown Inn is one of the village's most notable landmark properties being a substantial two-storey building in excess of 4,500 sq ft. It stands along the main route running through the village and offers spacious trade and private accommodation, as well as trade garden and car park. It is briefly described as follows:



Trade Areas

GROUND FLOOR

MAIN BAR/RESTAURANT arranged around a CENTRAL BAR SERVERY, operating in two areas having seating for approximately 60 diners. Double door access into FUNCTION ROOM which has boarded floor and can accommodate 30. Rear LOUNGE AREA which has feature high vaulted ceiling.

The CATERING KITCHEN is of good size, has tiled floor and sealed walls, and a four-section ceiling fitted stainless steel extraction canopy. 'Walk-in' PANTRY. LADIES', GENTLEMEN'S AND DISABLED ACCESS TOILETS.

ON LEVEL BEER CELLAR with delivery access from the rear of the premises.

Owners' Accommodation

On the first floor and comprising KITCHEN/DINER with fitted units, large DOMESTIC LOUNGE and BATHROOM with wash hand basin and bath with shower over. Separate WC adjacent. TWO DOUBLE BEDROOMS and SINGLE BEDROOM (previously used as an office). UTILITY/LAUNDRY ROOM. There is access from the first-floor landing onto a flat ROOF GARDEN which has an artificial grass base.

Letting Accommodation

Located at first floor but approached by a separate external entrance (although there is an internal option enabling it to be incorporated into the owners' accommodation). The LETTING BEDROOM is a very large room and could be utilised as a studio apartment or as a family room/quad. It has an EN SUITE SHOWER ROOM with suite of wash hand basin, WC and shower. (Currently utilised for domestic purposes).





External

To the rear of the property is the enclosed TRADE PATIO GARDEN with covered decked area.

Lined tarmacadamed CAR PARK with space for approximately 16 vehicles.

The Business

The property has been owned by our clients since August 2007, initially operating the business themselves as a successful public house. More recently it has been let and operating as a Nepalese restaurant.

The tenants are vacating the property in 2026, and vacant possession will be available.



Licences

A Premises Licence is held permitting the retail of alcohol:

Seven days a week: 10:00 – 24:00

Services

All mains services are connected and the property has the benefit of gas fired central heating.

Rateable Value: £15,500 from 1st April 2026

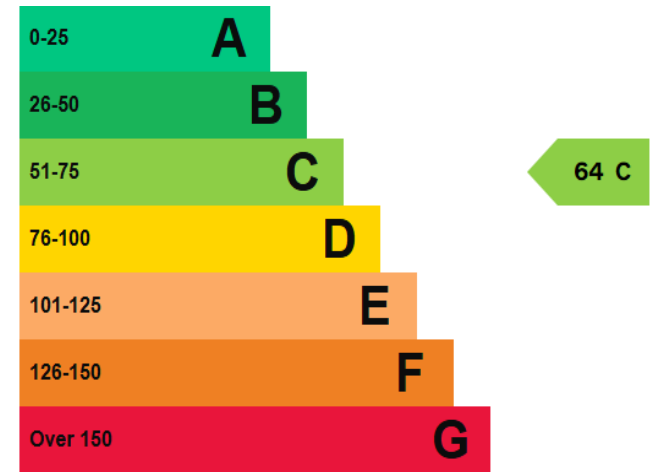
Local Authority: Rhondda Cynon Taf County Borough Council

Tenure & Price

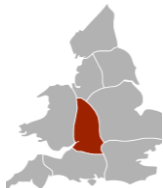
FREEHOLD £295,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

Alternatively available on lease (see page 7)

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



LEASEHOLD	£18,500 to include goodwill, fixtures and fittings. Stock at valuation in addition
TERM	Six years
LANDLORD & TENANT ACT 1954	Outside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to three months' rent in advance
RENT	£24,000 per annum, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Full repairing and insuring lease
TIE	Free-of-tie
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	VAT will not be payable on the Premium and rental payments



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Business Mortgages

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Utility Helpline

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