



Cottage Inn

Carmarthen Road, Pentrefelin, Llandeilo, Carmarthenshire. SA19 6SD

Leasehold £25,000

- Well established Bar & Dining Venue
- Lounge Bar (60), Restaurant (50)
- Owners Accommodation
- 6 en suite Letting Bedrooms
- Extensive Gardens and Car Park
- To be let on favourable Free of Tie Lease
- CURRENTLY CLOSED

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LOCATION

The Cottage Inn is located on the main A40 trunk route in the heart of the heart Towy Valley in rural Carmarthenshire between the town of Llandeilo and the county town of Carmarthen. This makes it easily accessible not just to attract customers from the these two major towns but also from passing trade, in particular those travelling from England to the Pembrokeshire resorts.

The Cottage Inn, whilst currently closed, is a well established dining venue and benefits from 5/6 well appointed letting bedrooms, all having en suite facilities. The business is to be let on favourable free of tie lease terms from a private landlord and the property is described as follows:-

TRADE AREAS

MAIN BAR, having beamed ceilings, stucco style plastered walls and luxury vinyl tiles throughout. There are loose traditional dining chairs, benches and tables for up to 60 customers. Open fireplace with antique brick surround. **CENTRAL SERVERY** with over 8m of serving counter.

L-shaped RESTAURANT for up to 50, having luxury vinyl tiled floor and feature fireplace with stone mantelpiece. Beamed ceiling and stucco style plastered walls. Double French door access onto a side **PATIO** which extends the dining area. Two small **SNUG** areas. Large lawned garden area beyond, which previously housed "Pets Corner".

Spacious **CATERING KITCHEN** with sealed walls and quarry tiled floor throughout. Two extraction canopies and a comprehensive selection of catering equipment and effects. Adjacent **PREPARATION ROOM**, walk-in **COLD ROOM**, large **Dry Store** and separate **Freezer Room**. **Laundry Room**. On-level **BEER CELLAR**.

Off the entrance hall are **LADIES**, **GENTLEMENS** and **DISABLED TOILETS**.

LETTING ACCOMMODATION

5 en suite LETTING BEDROOMS, all well appointed to a good standard and having en suite facilities with full bathroom suites. Bedroom 1 (double), Bedroom 2 (double), Bedroom 3 (twin) and Bedrooms 4 and 5 (family size)

OWNERS ACCOMMODATION

FIRST FLOOR : The master bedroom can easily be separated from the owners accommodation to provide a 6th letting bedroom if required. MASTER BEDROOM (double) with fitted wardrobe and en suite BATHROOM having wash basin, shower, WC and corner bath. BEDROOM 2 (double) with en suite SHOWER ROOM. Large LOUNGE. Archway through to KITCHEN having fitted units and tiled floor. OFFICE.

EXTERNAL

The property stands in a good sized plot of 1.07 acres As previously described off the restaurant is a patio area which provides dining facilities. Lawned garden area beyond surrounding the property. There are also two covered patio areas adjacent to the main entrance, each able to seat 40 customers. Large CAR PARK with space for 30+.

THE BUSINESS

The business was acquired by our clients 13 years ago, since when it has been operated by tenants. The last lessee operated the business for a 10 year term and left on expiry of his lease.

There are no trading figures are available and prospective purchasers will need to be reach their own conclusions as to the potential trading profitability which can be enjoyed at this outlet.

LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between 10am and 1am Monday to Saturday and 11am and 12 midnight on Sunday.

SERVICES

Mains electricity and water. Septic tank drainage
LPG gas for cooking. Oil fired central heating

NB : The premises benefit from full electrical rewiring of the business areas

Carmarthenshire Council—01267 234567

Rateable Value £23,750

Business Rates Payable £12,706.25

Private Accommodation Tax Band C

Annual Council Tax £1,479.51



LEASEHOLD	£25,000 to include fixtures & fittings. Stock at valuation in addition.
TERM	For a term of 6 years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
DEPOSIT	The successful applicant will be required to lodge with the freeholder a deposit equivalent to 3 month's rent in advance
RENT	Annual rent £24,000, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Part repairing and insuring lease agreement. This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	Please note that VAT will be payable on the Premium and rental payments.

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BUSINESS MORTGAGES **01834 849795**

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UTILITY HELPLINE **01432 378690**

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EPC Reference: N/A

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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