



Sarn Inn

Sarn, Newtown, Powys, SY16 4EJ

Freehold £345,000

- Powys/Shropshire Border
- Main road pub and restaurant
- Recently refurbished offering attractive open plan bar & dining facilities
- Small function room
- Well appointed owners accommodation
- Car park & enclosed terraced garden

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LOCATION

The village of Sarn stands on the Powys/Shropshire border on the main A489 trunk route one of the main routes from the West Midlands to the Cardigan coastal towns and resorts of Aberdovey, Borth and Aberystwyth. The village is some 2 miles from the border and 6 miles east of the market town of Newtown. The smaller market towns of Montgomery, Churchstoke and Bishops Castle are also nearby.

The Sarn Inn stands in the very heart of the village alongside the main road opposite the village hall and was acquired by our clients some four years ago since when they have carried out a major refurbishment of the property and it now provides excellent trading facilities, trade garden, small function room and good owners suite. No additional investment is required. The property is briefly described as follows:

TRADE AREAS

OPEN PLAN BAR AREA with boarded floor, traditional seating for 36 or so customers with standing space for more. BAR SERVERY with tongue and grooved panelled frontage.

LADIES, GENTLEMEN'S and DISABLED TOILETS.

On level BEER CELLAR with direct access from the servery and delivery access from the rear.

CATERING KITCHEN, easily located for dining areas, has Altro non slip flooring and fully sealed walls and six section galvanised extraction canopy.

From open staircase from the main bar is a first floor DINING and PRIVATE MEETING AREA/FUNCTION ROOM. This room has boarded floor, feature vaulted ceiling and can cater for up to 10 customers for meetings etc.

OWNERS ACCOMMODATION

Arranged as follows: KITCHEN with modern fitted units and sufficient space for dining table. DOMESTIC LOUNGE. UTILITY ROOM. MASTER BEDROOM of double size. BATHROOM with suite of wash hand basin, WC, bath and separate double size shower.

EXTERNAL

As previously referred to the terraced BEER GARDEN is located to the rear of the property. To the side is a compound with a well constructed timber outbuilding which is fully equipped as a FREEZER ROOM and DRY STORE with altro non slip flooring and fully sealed walls. To the rear of the property is a tarmacadam CAR PARK with space for up to 25 vehicles.

THE BUSINESS

Our clients acquired the Sarn Inn in October 2017 prior to which it had been owned by a National Pub Company. At that time it was barely open and in need of investment. Our clients have subsequently carried out a considerable extensive refurbishment programme the quality of which will be evident to all who view.

TENURE & PRICE

FREEHOLD £345,000 to include fixtures, fittings and goodwill. 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.



LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 11.00 am and 12 midnight Sunday through to Thursday and between the hours of 11.00 am and 1.00 am on Fridays and Saturdays.

SERVICES

Mains electricity, water and drainage are connected. LPG gas tank. Gas fired central heating. The property also has the benefit of a nine camera security system and fibre optic internet connection



