



Glanyrafon Arms

Talgarreg, Llandysul, Ceredigion. SA44 4ER

Freehold £370,000

- Attractive two-section Bar & Games Area
- Restaurant/Function Room (55)
- Owners Accommodation
- 6 Letting Bedrooms
- Outbuilding/Workshop, Gardens and Parking
- For sale after 70 years in the same family's hands

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LOCATION

The village of Talgarreg stands on the edge of the Teifi Valley in a coastal location only seven miles from the two iconic tourist resorts of New Quay and Llangrannog. The village stands on the B459 just two miles from the main A487 coast road at Synod Inn. The Glanyrafon Arms stands in the heart of the village, being a landmark property which is for sale for the first time after 70 years in the same family's hands. It offers two spacious and well appointed trade areas, extensive accommodation and good outside areas.

Due to the demands of our clients other business interests (they are farmers) the business has never been fully promoted, and despite a healthy level of trade based principally on local custom there is further undoubted potential. The property is briefly described as follows:-

TRADE AREAS

Front entrance vestibule to two-section LOUNGE BAR with quarry tiled floor throughout and heavily beamed ceiling. Fully equipped Bar Served having an 8m long counter which has an exposed antique brick front and display back fitting. Traditional seating throughout for up to 40 customers. Fireplace with sold fuel burner. LADIES & GENTLEMENS TOILETS adjacent. Open access from the Lounge Bar to GAMES ROOM having quarry tiled floor, assorted seating, pool table and darts throw. Off the inner hallway are further LADIES & GENTLEMENS TOILETS.

RESTAURANT/FUNCTION ROOM with access from the public bar or via a separate external entrance. This room is carpeted throughout, has dark stained spindle and wheelback dining chairs to assorted tables for 55 customers. Fully equipped BAR SERVERY with antique brick front and display back fitting. KITCHEN having a selection of commercial and domestic fittings, quarry tiled floor throughout and fully tiled walls. On-level BEER CELLAR with delivery access from the side of the premises.

OWNERS ACCOMMODATION

GROUND FLOOR : Good sized domestic LOUNGE having feature stone fireplace.

LETTING ACCOMMODATION

FIRST FLOOR : 6 LETTING BEDROOMS with full bedroom suite, TV, coffee making facilities etc. Two of the bedrooms are currently used for private requirements. BEDROOM 1 (double). Residents SHOWER ROOM adjacent with wash basin, WC and double size shower cubicle.

BEDROOM 2 (family, having a double and two single beds). Wash hand basin. Off the landing is a separate WC. BEDROOM 3 (family, having double and single bed). Wash basin and shower cubicle. Further residents BATHROOM off the landing, having wash basin, WC, bath and shower.

BEDROOM 4 (family, having double and single bed). Wash basin. BEDROOM 5 (twin). BEDROOM 6 (family, with double and single bed). BEDROOM 7 (double, interconnects with Bedroom 6 if required). Wash basin.

EXTERNAL

The grounds are a feature of the pub and provide four distinct areas. There is a lawned and hardstanding GARDEN AREA immediately adjacent to the rear entrance. Hardstanding CAR PARK with space for 25 vehicles. Further LAWNED AREA shaded by a decades old copper beech tree. Large agricultural style BUILDING, about 12m x 6m), having double door access and which is utilised for storage (could be utilised for outside functions etc).

NB : Our clients own an adjacent Paddock which has convenient access from the rear of the property. They are prepared to let this paddock to the owners of the public house for use with functions and/or as an overflow car park.

THE BUSINESS

As previously referred to the business has been in the same family hands for approaching 70 years. They have now regrettably decided to sell due to their wish to retire and the demands of their other business interests (they are farmers). Takings prior to the Covid Pandemic averaged approximately £3,000 per week including VAT, split 60% wet sales and 40% food sales. The letting accommodation has not been promoted, and our clients have recently been utilising some of the rooms for their own personal use. The letting income is clearly an area for further development, although this will probably require reconfiguration of the existing accommodation to provide refurbished bedrooms with en suite facilities.

Despite our clients having found a considerable demand for catering and accommodation throughout the last two busy summers, this side of the business has not been fully exploited. The business is well supported by the local community, being the home of many clubs and teams including darts, pool, dominoes and whist.



TENURE & PRICE

FREEHOLD £370,000 to include goodwill and trade fixtures, fittings and effects. 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 10am and 1am Sunday to Thursday and 10am to 2am on Fridays and Saturdays.

SERVICES

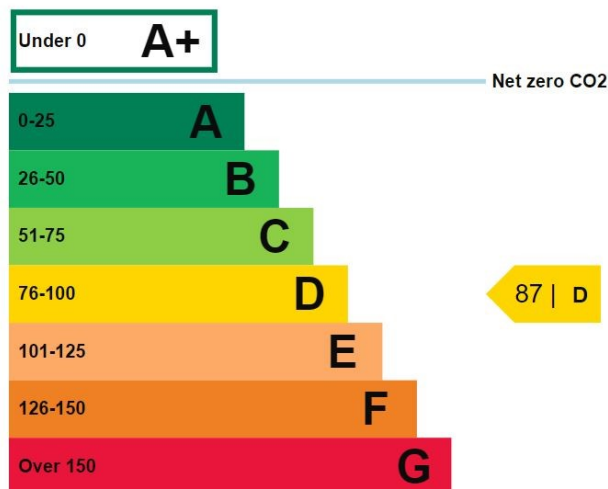
All mains services are connected
Oil fired central heating
Gas for cooking

Ceredigion County Council—01970 633163

Business Rateable Value £2,650

Business Rates Payable £1,417.75

(if open & trading 100% Small Business Rates Relief applies) = 0 payable



BUSINESS MORTGAGES

01834 849795

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EPC Reference: 6667 5047 70529612 0709

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