



Borough Arms

New Henry Street, Neath, West Glamorgan, SA11 1PH

- Traditional Community Pub
- Established & Profitable Business
- Specialising in Real Ales & Ciders
- Open Plan Lounge Bar
- Five Bedroom Owners Accommodation
- Large Rear Trade Garden & Outbuildings

Freehold | £160,000



LOCATION

The town of Neath sits on the banks of the River Neath close to its estuary with Swansea Bay and is a well established town within South Wales having a population of some 20,000. It is the administrative and commercial centre for the surrounding area of Neath and Port Talbot. It also enjoys a strategic location on junction 43 of the M4 motorway where it meets with the A465 Heads of the Valley route, this providing easy motoring throughout South Wales and especially the cities of Swansea and Cardiff. The town also enjoys a rail link on the South Wales main line service by First Great Western.

The Borough Arms is a substantial property located within a densely populated residential area just off the main town centre and is reputed to have operated as a public house since 1879. It forms the end of a row of terraced properties and appears to be constructed in the main of stone and brick with render and colour washed elevations under a pitched slate tiled roof. It offers ground floor trading with accommodation above and substantial garden and outbuildings to the rear.

Our clients have operated the business since 2008 during which time they have placed a strong emphasis on a traditional wet led pub offering real ales and ciders. They have enjoyed their tenure immensely but decided to relinquish their interest as it is time to retire and allow younger and more enthusiastic owners to take the Borough Arms forward.

PROPERTY

GROUND FLOOR

Main Front Entrance Foyer leading to Open Plan Horseshoe Shaped Trading Room with carpeted floor to the main, paint decorated walls and ceilings. The room is arranged around a horseshoe shaped wood panel fronted bar counter having wood back bar fitting. The room has a mixture of fixed wall upholstered booth style bench seating and pub style tables and chairs for approximately 75 customers with ample room for many more standing. The bar houses a number of colour televisions and also having service area. Rear Storeroom with carpeted floor currently in the process of being cleared to be converted to further seating area. Former Kitchen and Storeroom in the process of being refitted. Could easily offer kitchen facilities or extra storage if required. Ladies and Gentlemen's Toilets.

FIRST FLOOR

Private Accommodation consisting of Kitchen Diner with fitted units. Large Lounge. Store Cupboard/Laundry Room. Bedroom 1, large double. Bedroom 2, double Bedroom 3, single. (currently being used as office). Family Bathroom with bath, separate shower, WC and hand basin.

SECOND FLOOR

Two large Double Bedrooms.

EXTERNAL

Wall enclosed Trade Garden with lawned and stone slabbed areas. Seating for approximately 40 with timber constructed Smoking Solution and block constructed Outbuilding currently being used as a Brewery. Metal Storage Shed.

Note: The brewing kit in the brewery has a value of £30,000. It is not included with the pub but can be purchased by separate negotiation.

THE BUSINESS

The business trades as a traditional wet only public house to the local community and surrounding area. It has a strong emphasis on real ales and ciders and is renowned for its Glastonborough Music and Beer Festival held in May. Our clients currently operate the business between the hours of 4.00 pm and 11.00 pm Monday to Friday, noon until 11.00 pm Saturday and Sunday.

Our clients accounts for the year ended 5 April 2016 show sales exclusive of VAT of £132,604 working on a gross profit of 65.9%. The accounts provide proof of an adjusted owners net profit of between £35,000 and £40,000 after adding back owners wages, loan interest, goodwill and depreciation.

TENURE & PRICE

FREEHOLD £160,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business, with all communications directed through Sidney Phillips. Viewing strictly by appointment only.

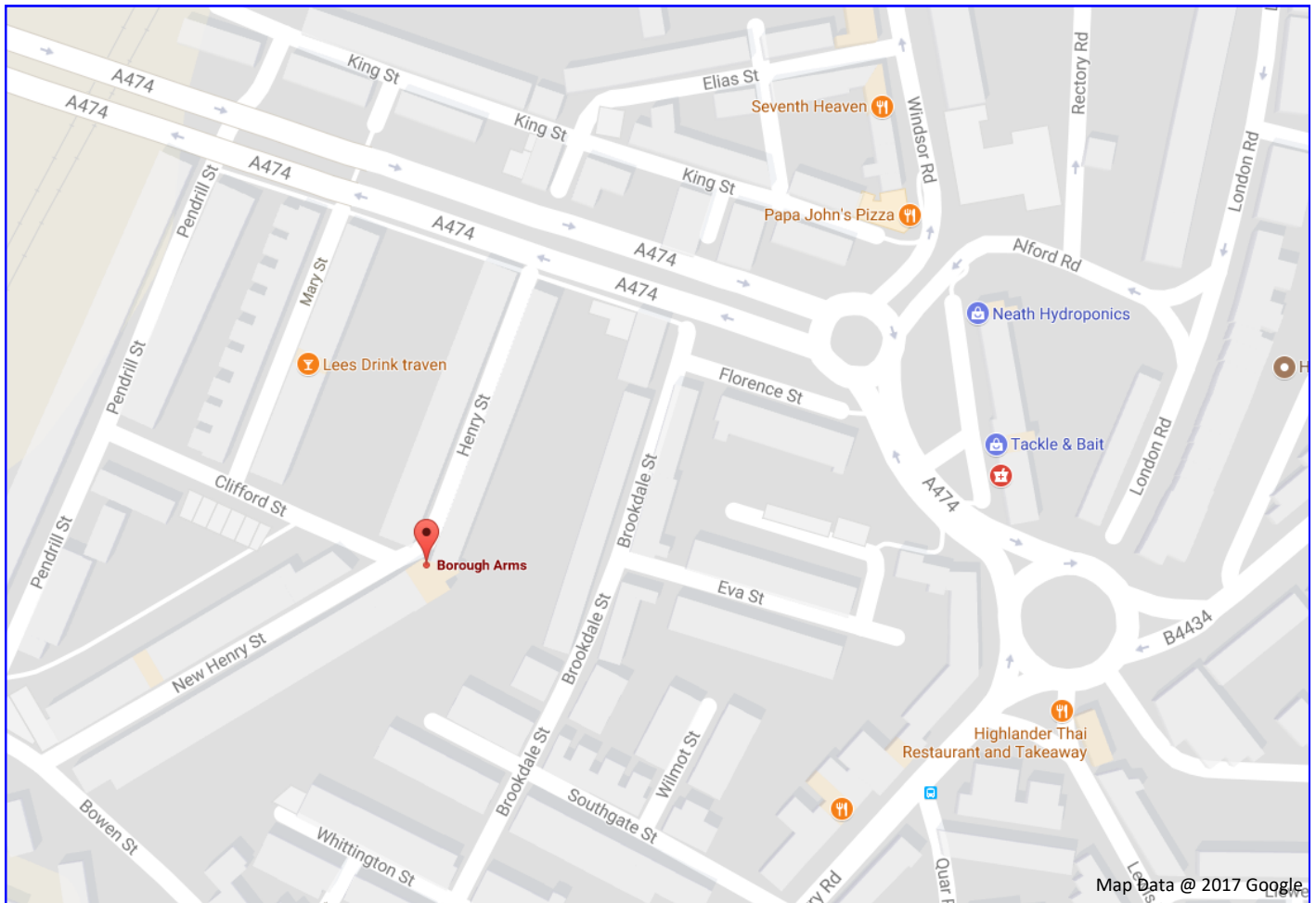


LICENCE

A Premises Licence is held for the supply of alcohol between the hours of 10.00 am until 1.00 am seven days a week.

SERVICES

All mains services are connected with the benefit of gas fired central heating.



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epc

EPC Reference:

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