



Crymych Arms

Crymych, Pembrokeshire. SA41 3RL

- Attractive stone built Village Centre Inn
- Three character Trading Areas - Bar, Lounge & Restaurant
- 3 Bedroom Owners Accommodation
- Separate two bedroom Cottage
- Trade Patios & Car Park
- Turnover £115,000 per annum
- For sale after 35 years in the same owners hands

Freehold | £295,000



LOCATION

The Pembrokeshire village of Crymych (population 400) stands on the A478 trunk route, north Pembrokeshire and the beautiful Preseli Mountains. It stands on the edge of the Pembrokeshire National Coastal Park with easy access to the nearby coastal resorts.

The Crymych Arms is an attractive stone built property of some size, standing in the heart of the village on the main crossroads and adjacent to the village shop. The business has been in the same owners hands for 35 years and offers attractive well appointed trading areas, spacious owners accommodation and a separate but attached two bedroomed cottage.

There is a well established locally based trade with real potential to develop the catering side of the business further. The property is briefly described as follows:-

PROPERTY

GROUND FLOOR

There are three separate trading areas, the MAIN BAR has a marble tile effect floor, assorted loose seating including leather sofas and tub chairs, benches, traditional chairs and stools for about 25 customers, and with standing space for more. Feature fireplace with exposed stone chimney breast and cast iron solid fuel burner. L-shaped MAIN BAR SERVERY with panelled front and display back fitting. Centrally located pool table.

LOUNGE BAR with boarded effect floor, leather tub chairs, sofas and contemporary tables and stools currently arranged for 20 customers. Fireplace having slate hearth and back fitting, with cast iron solid fuel burner installed. RESTAURANT (formerly two smaller rooms) having carpeted floor, part exposed stone walls, pine "farmhouse" carver style chairs with matching tables currently arranged for approximately 28 diners. Fireplace with ornamental fire. Counter adjacent to kitchen and main bar servery. Inner hallway to the rear to LADIES & GENTLEMENS TOILETS.

Comprehensively equipped CATERING KITCHEN with a good selection of stainless steel catering effects and work surfaces, tiled floor and fully sealed walls. Large Preparation/Freezer Room adjacent.

FIRST FLOOR

OWNERS ACCOMMODATION: _

BEDROOM 1 (double) with en suite shower room having shower, wash basin and WC. Large LOUNGE. BEDROOM 2 (double) with fitted wardrobes.

Family BATHROOM with wash basin, WC, bath and shower. BEDROOM 3 (double) with fitted wardrobes. En suite bathroom with wash basin, WC and bath.

BASEMENT

BEER CELLAR with delivery access from the side of the premises.

EXTERNAL

The most popular seating area is to the front of the property which is block paved and has "A" framed picnic style benches for use during the summer months. There is a further block paved PATIO AREA to the rear with a gravelled CAR PARK beyond having space for 8-10 vehicles.

COTTAGE

Attached to the building but with a separate entrance is a LETTING COTTAGE which is rented independently:-

Ground Floor - Large open plan living space having lounge, seating/dining area and kitchen with modern fitted units.

First Floor - Bedroom 1 (double) with fitted wardrobes, Bedroom 1 (single) with fitted wardrobes. Bathroom with wash basin, WC, bath and shower.

THE BUSINESS

Our clients have owned the business for 35 years and acquired the same in October 1984. They have a well established locally based trade with accounts for the year ended 30th December 2017 showing takings net of VAT of £114,941, achieving a gross profit of approximately 57%. We are advised trade is split approximately 50% wet sales and 50% food.

In addition is the rental income obtained for the cottage which is let on a six months shorthold tenancy at an annual rate of £3,120.



TENURE & PRICE

FREEHOLD £295,000 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

Under the terms of the Premises Licence the business is permitted to retail alcohol between 11.00 am and 12.15 am Sunday to Thursday and 11.00 am and 12.30 am Friday and Saturdays.

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating (two systems — the cottage has it's own supply



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

71 This is how energy efficient the building is.

EPC Reference: 0040-0331-6209-4795-9006

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