



The Talbot

16 High Street, Welshpool, Powys. SY21 7JP

Tenure: Freehold or Leasehold

Price: £225,000 or £5,000

Ref: 95902

**Sidney
Phillips**

Leisure & Hospitality Specialists



Key Features

- Mid Wales/Shropshire border
- Charming 'black & white' freehouse
- Two bars (75+)
- Excellent partially covered beer garden
- Two bedroom owners' accommodation
- Recently refurbished

Location

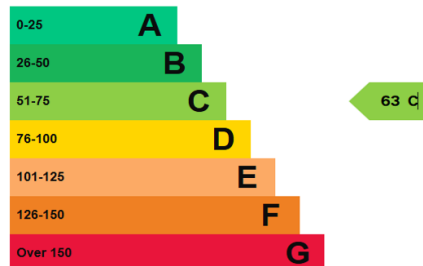
The busy and prosperous market town of Welshpool stands just west of the A483 at its junction with the A458 Midlands to central Wales route. It is a popular market town which attracts visitors and tourists throughout the year as well as being the focal point for a much wider agricultural area and community.

It stands on the England/Wales border in an area known as The Marches with the renowned walkers' route, Offa's Dyke running nearby. Tourists are also attracted to the nationally renowned Powis Castle located on the edge of the town, this being the seat of the Herbert family, the Earls of Powis. In addition to the wonderful medieval castle/mansion, it has stunning gardens, all of which are under the care of the National Trust.

The town itself has a bustling central area and almost at its very centre is the subject property, The Talbot Inn, a character Grade II listed property which dates back to the 16th century.

The pub offers two recently refurbished bars, owners' accommodation and an excellent trade garden as well as a separate letting unit.

It is briefly described as follows:



Trade Areas

GROUND FLOOR

There are three trading areas, two of which are located in the oldest part of the building and have a considerable wealth of period charm and character. The MAIN BAR has beamed ceiling and has part carpeted and part tiled floor, exposed antique brick walls and assorted traditional seating for 25 customers. There is a fireplace with real effect cast iron log burner installed.

The LOUNGE BAR is also carpeted and has an inglenook fireplace with a cast iron real effect log burner installed, exposed antique brick walls and beamed ceiling. This room has seating for 20. There is a central BAR SERVERY with counter to both rooms.

Also at ground floor is the DOMESTIC KITCHEN with quarry tile floor and modern fitted kitchen units of domestic standard. LADIES' and GENTLEMEN'S TOILETS.

At ground floor and with convenient access from the covered trading area is the GAMES ROOM which is of a good size on split levels having three sets of glazed double doors opening onto the beer garden. It houses two pool tables and hosts live music every week, the room being 5m x 16m and with widescreen TV, gaming machines etc. There is seating for 30 customers but standing space for more.

Letting Accommodation

The 'Secret hideaway' a timber constructed shepherd's hut style DOUBLE SIZE BEDROOM with its own designated SHOWER ROOM, utilised for letting purposes.





Owners Accommodation

Accessed by a separate external entrance is the owners accommodation;

FIRST FLOOR

Domestic KITCHEN/LOUNGE/DINER. 2 DOUBLE BEDROOMS, Bedroom 2 (master bedroom – large double) with stable door access onto roof terrace. Two separate SHOWER ROOMS.

SECOND FLOOR

LOFT AREA (no staircase access) having two large rooms with dormer windows providing natural light that could, subject to investment and consent, be incorporated into the owners' accommodation.

External

There is a large, enclosed TRADE GARDEN nearly 50% of which is covered and enclosed by stone and brick walling and has seating for 70+ customers.

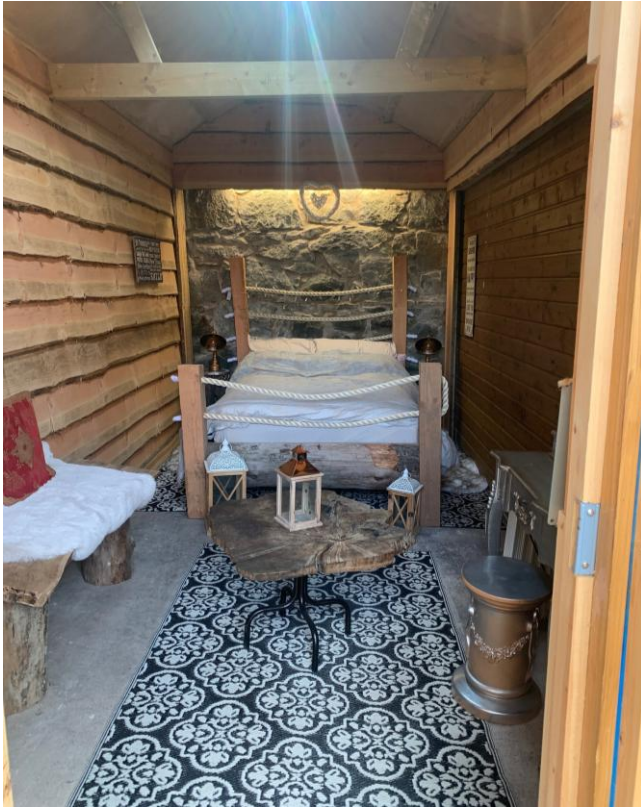
The Business

Our client purchased the property in April 2024 and after a month of refurbishment the business re-opened for trade albeit on relatively limited trading hours and with no food sales provided.

Takings had been averaging between £2,000 and £2,500 per week, a small proportion of which came from letting 'The Secret Hideaway', until our client closed in August 2026.

It should be noted that our client did not open on a Tuesday and only open from 3pm onwards on the other trading days. The pub had been well-supported by the locals being the home of four summer pool league teams and four winter league pool teams, two County pool teams, a ladies' darts team and a gentlemen's darts team.





Licences

A full Premises Licence is held permitting the retail of alcohol:

Sunday to Thursday: 10:00 – 23:00

Friday and Saturday: 10:00 – 00:00

Services

All mains services are connected.

The property has the benefit of gas fired central heating.

Local Authority: Powys County Council

Rateable Value: £12,000 as at 1st April 2026



Tenure & Price

FREEHOLD £225,000 to include goodwill, fixtures and fittings. 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.

Alternatively:

LEASEHOLD	£5,000 plus VAT. Stock, glassware, loose catering effects and linen at valuation in addition
TERM	Six years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to three months' rent in advance
RENT	£21,600 plus VAT per annum, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property
FIXTURES & FITTINGS	Will be retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair)
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	VAT will be payable on the premium and the rental payments



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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.