



RAILWAY TAVERN

Old Kerry Road, Newtown, Powys, SY16 1BH

Freehold £150,000

- Traditional locals style pub
- Currently providing wet sales only
- Open plan trading area with beer patio
- Four bedroom private accommodation
- Currently operating as "way of life" business
- Retirement sale

Ref: 87704

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SP Sidney
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LOCATION

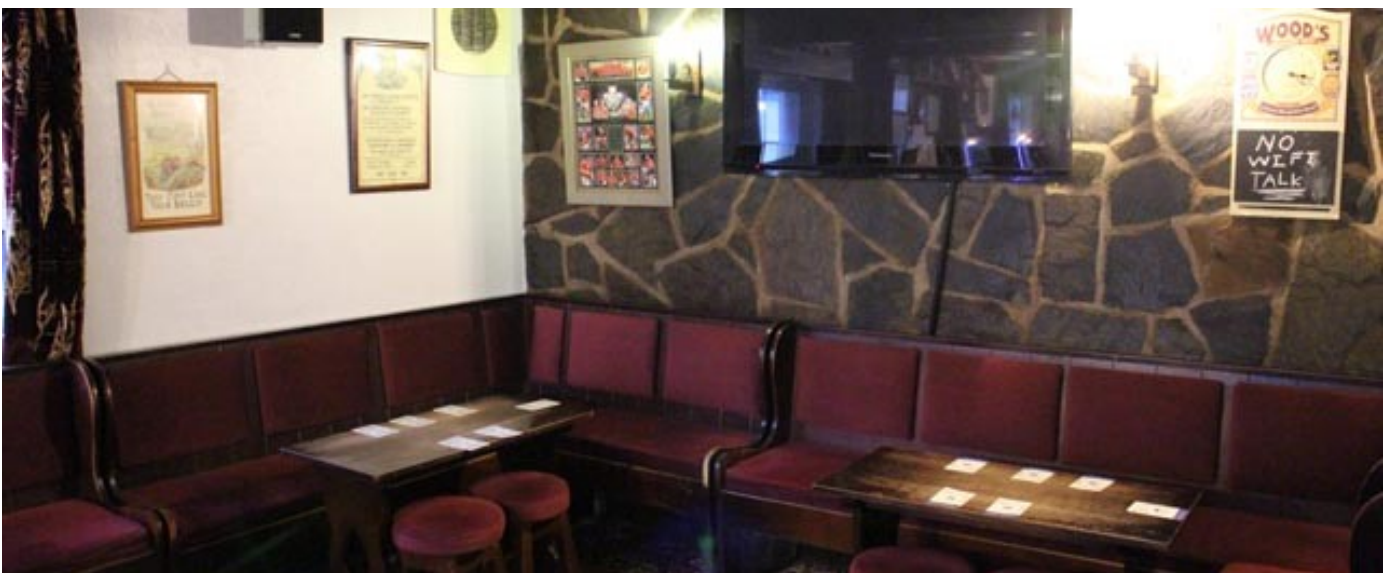
The Railway Tavern is a traditional public house offering wet sales only to the local community and has been operated by our client since 1982. The premises are located in a residential street just south of the town centre close to the Railway Station. The property formed part of a run of terraced property and appear to be constructed in the main of brick with partially rendered and colour washed elevations under pitched tiled roofs. It offers easy to operate single trading area with beer patio and extensive four bedroom accommodation above.

The busy market town of Newtown stands on the banks of the River Severn within the picturesque Powys countryside eight miles from the England/Wales border and acts as the commercial centre for the surrounding area. It stands astride the main A483 at its junction with the A470, which is commonly seen as the Gateway to West Wales coastline from the Midlands. The train station sits on the Shrewsbury to Aberystwyth line and is serviced by Transport Wales. The town is approximately 13 miles Welshpool, 22 miles Llandrindod Wells, 32 miles Shrewsbury and 44 miles Aberystwyth.

TRADE AREAS

Front entrance leading to OPEN PLAN LOUNGE BAR on split level. Beamed effect ceiling with part wood panelled and exposed stone clad walls, carpeted floor. Fixed wall upholstered bench seating with loose chairs and pub style tables for approximately 30 seated with ample room for more standing. 'U' shaped exposed beam effect bar servery.

LADIES and GENTLEMEN'S TOILETS.



BASEMENT CELLAR with drop from the side of the property.

OWNERS ACCOMMODATION

Ground floor entrance with stairs to first floor LOUNGE, KITCHEN and DINING ROOM. Second floor providing FOUR DOUBLE BEDROOMS. FAMILY BATHROOM and SEPARATE WC.

EXTERNAL

Fenced enclosed BEER PATIO with seating for approximately 20.

THE BUSINESS

The business trades as a traditional "wet only" public house catering to the local inhabitants. It opens between 11.00 am and 2.00 pm reopening 5.00 pm until 11.00 pm Monday and Thursday, 11.00 am until 11.00 pm Tuesday. 6.00 pm until 11.00 pm Wednesday. 11.00 am until 1.00 am Friday and Saturday. Noon until 11.00 pm Sunday.

It currently supports three darts and a dominoes team. The financial accounts for 31 January 2017 provide evidence of net sales of £96,465 working on a gross profit of some 44.8%. More recently our client expects the turnover to be in the region of circa £75,000 for the last financial year.

LICENCE

A Premises Licence is held for the sale of alcohol between the hours of 11.00 am until 11.00 pm Monday to Thursday, 11.00 am until 1.00 am Friday and Saturday, noon until midnight Sunday. There is an additional 30 minutes drinking up time every evening.

SERVICES

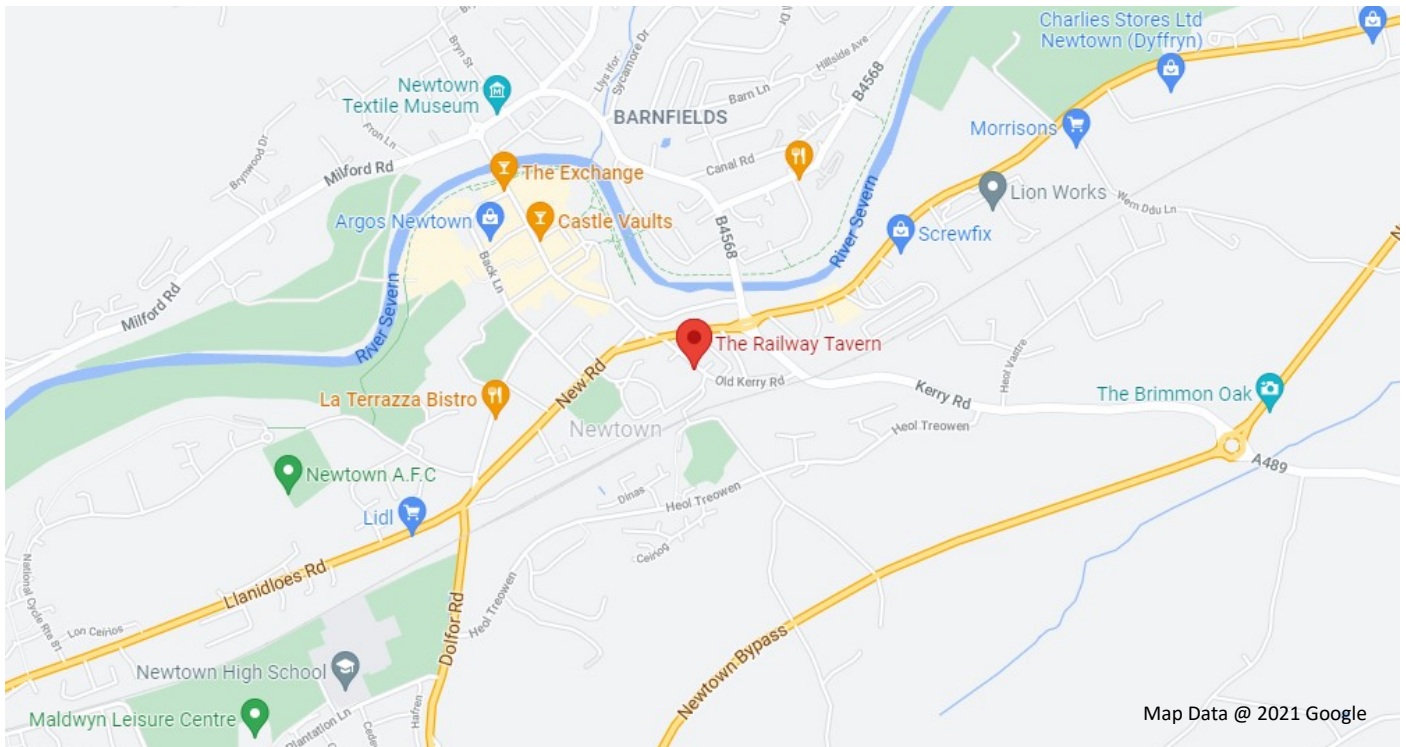
All mains services are connected with the benefit of gas fired central heating.



TENURE & PRICE

FREEHOLD £150,000 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.



BUSINESS MORTGAGES 01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE 01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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