



Ship Inn

Llangrannog, Llandysul, Ceredigion. SA44 6SL

Leasehold £20,000

- Cardigan Bay—iconic coastal village—sea front Freehouse
- Open plan Main Bar (50)
- Restaurant/Function Room (30)
- Games/Family Room
- 3 Bedroom Owners Accommodation
- Trade Garden
- Turnover £400,000 per annum inclusive of VAT
- Favourable free of tie Private Lease

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LOCATION

Llangrannog is a coastal village and seaside resort in Ceredigion situated approximately seven miles south of New Quay and 13 miles north of Cardigan and was recently beautifully/poetically summed up in an article on the "Walesonline" website:- "This tiny Welsh village, with the sun beaming like it was trained on it and it alone. The pubs and shops were full and the sand was nowhere to be seen, so covered was it with holidaymakers from the whole of Wales and beyond. The sea, meanwhile, looked like the backdrop of a postcard. This place is an icon of Welsh culture. Not only is it beautiful, welcoming and secluded all at the same time, it also strikes an emotional chord with thousands of ever returning visitors." See www.walesonline.co.uk/news/wales-news/last-locals-llangrannog-how-tiny-15243451

The area is very popular with tourists throughout the year, but especially during the holiday periods, with this section of the West Wales coastline providing a stunning backdrop. The area offers a large number of other attractions, but its main draw are the excellent beaches at New Quay, Tresaith, Mwnt, Aberporth and Poppitt Sands. There is a large quantity of repeat business, especially from the high density of holiday homes, cottages, hotels, bed & breakfasts and caravan parks, which all provide a steady stream of customers.

The village lies in the narrow valley of the little River Hawen which falls as a waterfall near the centre of the village, which developed in the twists of the valley to disguise the occupants from sea marauders. After the mid 18th Century the village expanded towards the beach, and soon became a busy small sea port. Now, the local economy is dominated by tourism and the Ship Inn is perfectly placed to take advantage of this, being at the centre of this busy village overlooking the beach.

TRADE AREAS

Outstanding MAIN BAR with a "nautical" theme, having boarded floor and panelled effect walls. Feature inglenook fireplace with cast iron wood burner having beam lintel over. Assorted traditional loose and fixed seating for up to 50 customers. CENTRAL BAR SERVERY with feature panelled front in the form of a ships hull.

Separate POOL/GAMES ROOM having boarded floor and "driftwood" pine panelled effect walls. Pool table, darts area and table football etc. Due to the seasonal nature of the business the pub is particularly popular with families. LADIES & GENTLEMENS TOILETS. Inner hallway with on-level BEER CELLAR and racked WINE/SPIRITS STORE.

Access via a double turned staircase from the main bar to RESTAURANT which is a feature of the pub having high vaulted ceiling, tongue & groove panelled and carpeted floor. Panelled effect wall and cast iron gas burner. This room has ladderback dining chairs to assorted tables currently arranged for 30 customers. Carvery dispensing area. Good sized CATERING KITCHEN with Altro non slip floor, fully UPVC panelled walls, serving hatch to dining area and 8-section ceiling fitted galvanised extraction canopy. There is a comprehensive selection of stainless steel catering effects and work surfaces. PREPARATION ROOM and DRY STORE adjacent. Walk-in Cold Room and Freezer.

OWNERS ACCOMMODATION

FIRST FLOOR : Self contained APARTMENT:- Two-section KITCHEN with utility area, large domestic LOUNGE/DINING ROOM. BEDROOM 1 (double) with fitted wardrobes, BEDROOM 2 (double). Family SHOWER ROOM with wash basin, WC and shower. BEDROOM 3 (single) - currently utilised as an Office.

EXTERNAL

To the front and overlooking the beach is a PATIO AREA for about 30 diners, but there is also additional bench seating. Timber constructed BAR SERVERY for the dispensing of draught and bottled products. PRIVATE GARDEN located above the pub on a terrace (currently uncultivated). The pub has the benefit of three car parking spaces.

THE BUSINESS

Our clients have been at The Ship for approaching two years and now regrettably decided to sell due to ill health. During their period of occupancy they have established a very healthy level of trade with the business expected to achieve takings inclusive of VAT of £400,000 for the current trading year. We are advised trade is split approximately two thirds wet sales and one third food sales, although this alters quite dramatically on weekdays with the split being approximately 50%. This is an immaculately presented well run business available on favourable lease terms.

LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between 10am and 12am Sunday to Thursday and 10am to 1am Friday and Saturday.

SERVICES

Mains electricity, water and drainage are connected
LPG gas for heating and cooking

Ceredigion County Council - 01970 633253

Rateable Value £26,750. Business Rates Payable : £7,155.62

Private Accommodation Band B : £1,370.20

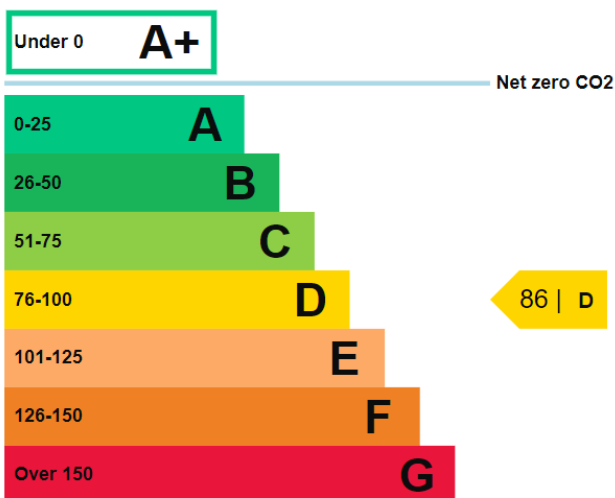
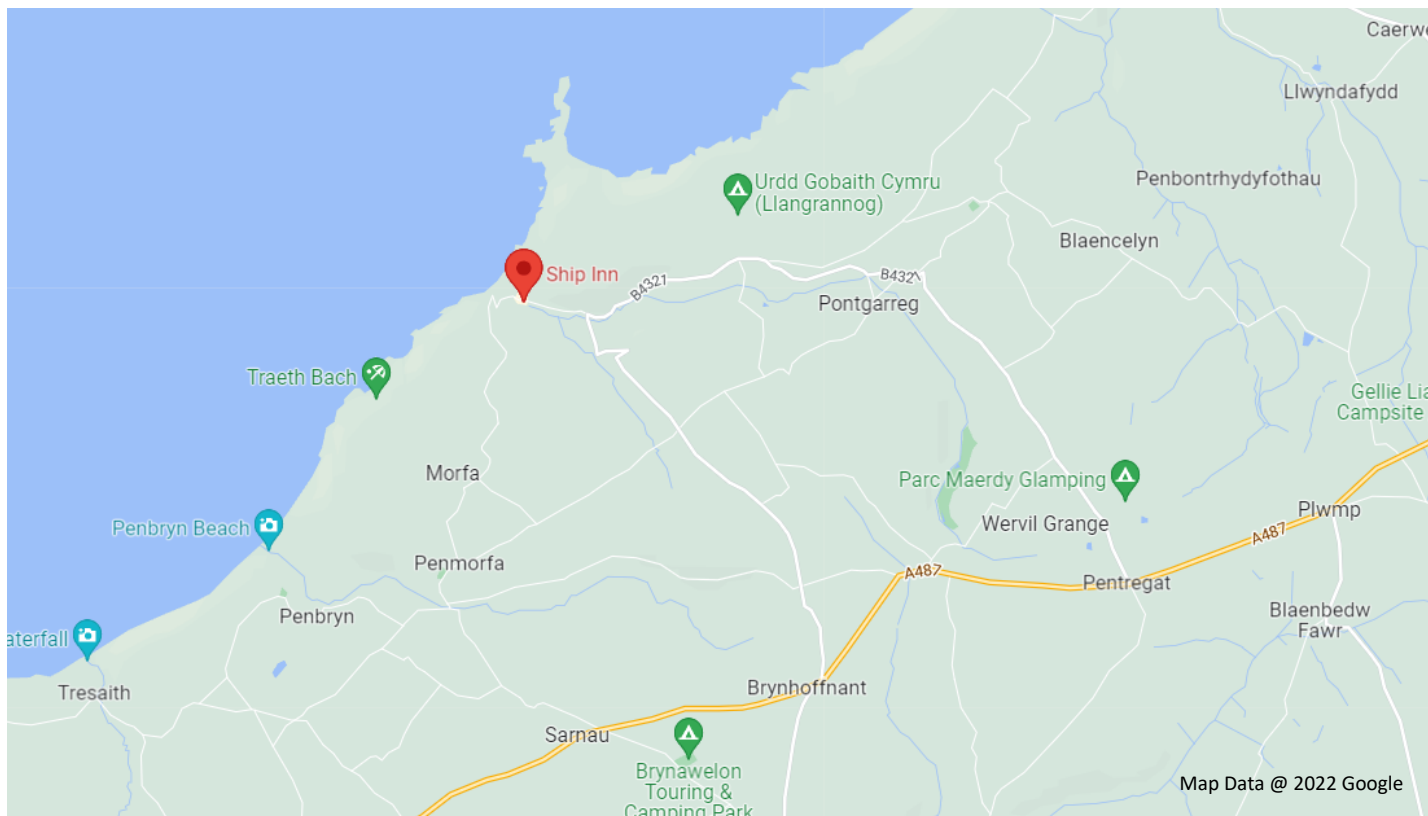


TENURE & PRICE

LEASEHOLD £20,000 to include the goodwill and tenants trade fixtures and fittings. Stock at valuation in addition. This is a part furnished lease, with the freehold retaining ownership of the majority of the trade furniture.

The Ship Inn is held on a part repairing and insuring lease agreement from a private individual for a term of six years commencing 6th January 2021. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £30,000 per annum, increasing to £35,000 per annum for the year 2023 and £40,000 for 2024, thereafter subject to increases in line with RPI. An incoming party will be required to provide a rental deposit to the Landlord of £10,000 in advance. The lease is free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



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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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