



## The Rhyddings Park Hotel

Brynmill Avenue, Brynmill, Swansea, SA2 0BT

**Tenure:** Freehold

**Price:** £395,000

**Ref:** 625

**Sidney  
Phillips**  
Leisure & Hospitality Specialists



### Key Features

- Swansea central desirable suburb
- Substantial three-storey public house
- Two large bars
- First floor function room
- 7/8 bedrooms
- Currently closed and unfurnished

## Location

Swansea is the principality of Wales's second city. It has a vibrant city centre and economy, it being the largest conurbation in West Wales. The city serves a much wider community and despite having a population of over 250,000, there is an infrastructure and economy greater than other cities of similar size due to its strategic importance.

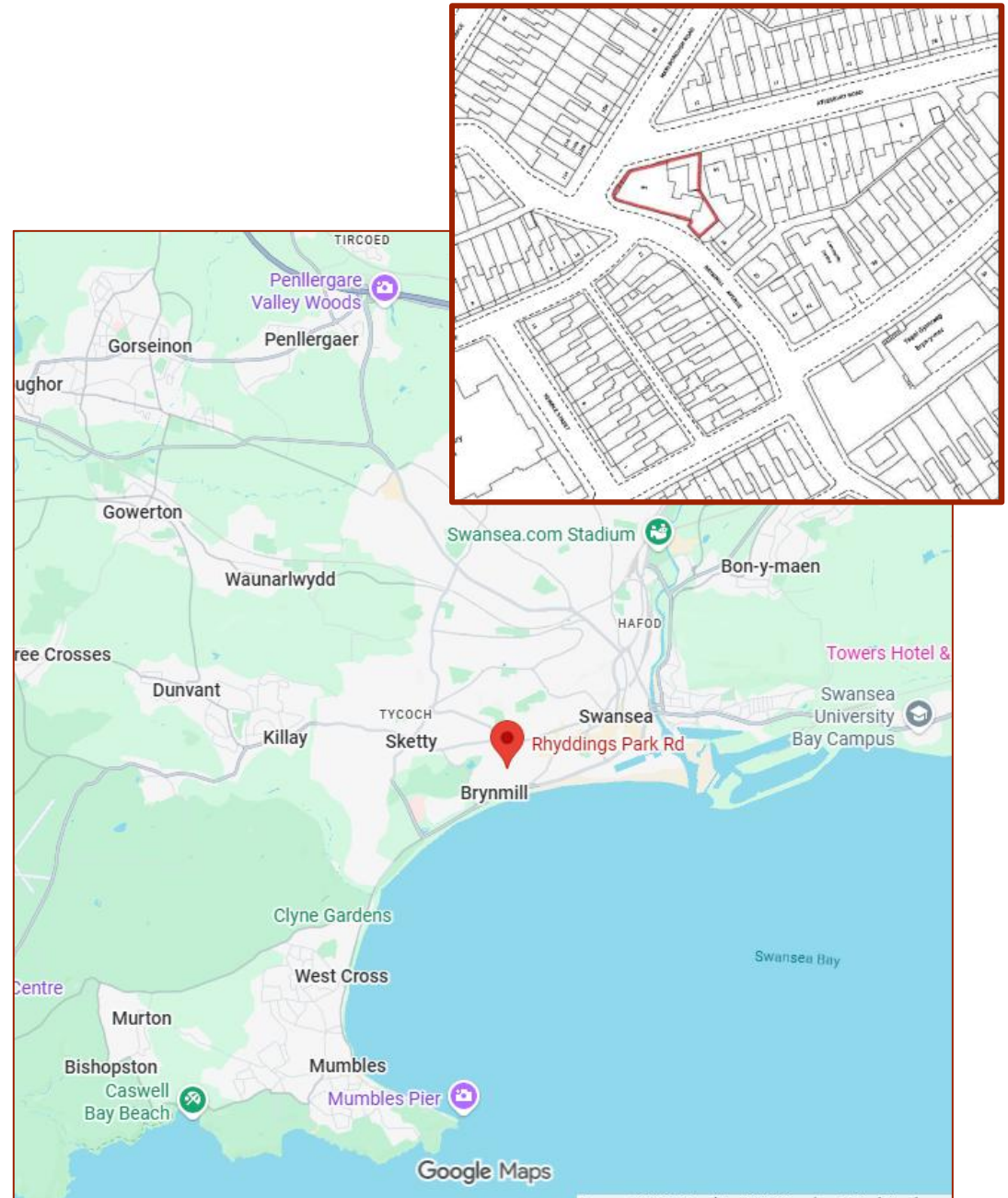
The subject property, The Rhyddings Park Hotel stands in the inner-city suburb of Brynmill which stands between the city centre and the Swansea University campus adjacent to Brynmill Park as well as the St Helen's Cricket Ground. It is a well populated area home to a mixture of students and many young professionals. It is easily accessed via the A4067 Oystermouth Road which runs the length of Swansea Bay and the M4 motorway to the Mumbles which is at the southern point of the Gower Peninsula.

## The Property

The property holds a prominent corner site being an interesting building in Gothic Revival style. It is arranged over three-storeys and constructed of brick under a pitched slate roof. An interesting feature is the corner rotunda running the full length of the building with roof spire above.

The property is unfurnished and in need of complete refurbishment throughout.

It is briefly described as follows:



## Trade Areas

### GROUND FLOOR

LOUNGE BAR (7m x 17m) on split levels in two sections with counter from central BAR SERVERY. When fully furnished this room could seat 60+ customers. The PUBLIC BAR/GAMES ROOM (10m x 15m) with feature rotunda shape due to the shape of the corner of the construction of the building. When fully furnished this room could seat approximately 60 customers.

LADIES' and GENTLEMEN'S CUSTOMER TOILETS.

Small unfurnished KITCHEN AREA.

'L' shape linear BEER CELLAR.

### FIRST FLOOR

CLUB ROOM/FUNCTION ROOM (9m x 6m) with its own servery. When fully furnished this room could seat 30 or so customers.



## Owners' Accommodation

### FIRST FLOOR

Domestic LOUNGE (7m x 6m), BATHROOM with suite of wash hand basin, WC and bath. Domestic KITCHEN with fitted units, TWO DOUBLE BEDROOMS and ONE SINGLE BEDROOM.

### SECOND FLOOR

FIVE DOUBLE BEDROOMS – two of which are extremely large.



## External

Small rear YARD/GARDEN AREA which is enclosed.

## The Business

The business is currently closed. No trade is sold or warranted. No historic trade accounts are available. Prospective tenants will need to make their own assumption as to potential trade levels giving due regard to the size of the premises, location and local demographics.



## Tenure & Price

**FREEHOLD £395,000**

The Property is elected for VAT. VAT will be levied on the sale price at the standard rate. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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

## Licences

Under the terms of the Premises Licence the property is permitted to retail alcohol:

Monday to Saturday: 11:00 – 24:00

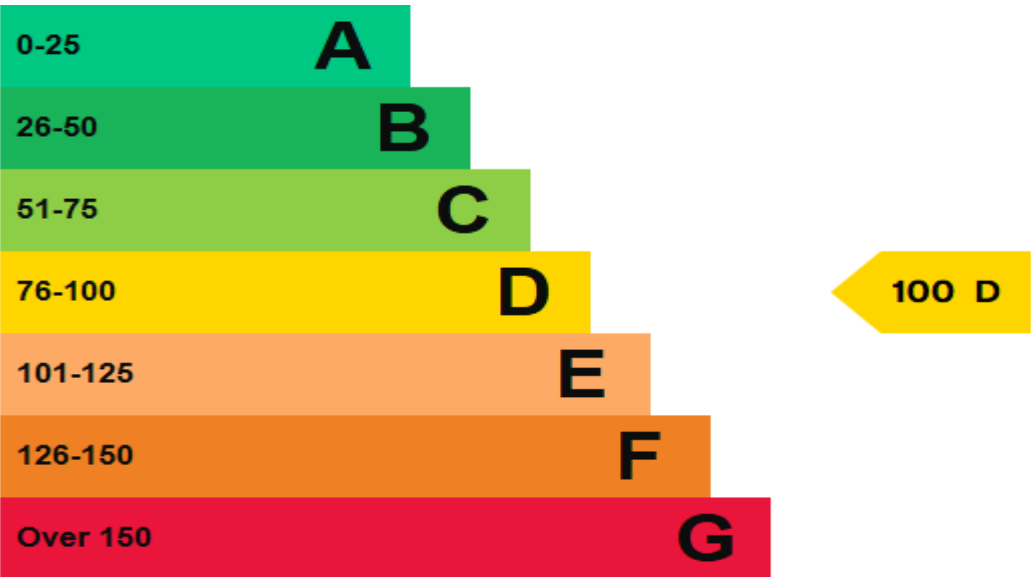
Sunday: 12:00 – 24:00

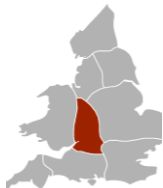
## Services

Services haven't been checked, but given its central location, we would assume there is access to all mains services.

Rateable Value: £10,250 rising to £15,800 from 1<sup>st</sup> April 2026

Local Authority: City and County of Swansea Council





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## Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

## Utility Helpline

01432 378690

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