



The Cross Inn

Main Road, Llantrisant, Pontyclun CF72 8AZ

Tenure: Leasehold

Price: £80,000

Ref: 91310

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Well established and profitable business
- Property in excellent condition
- Good outside seating area and car parking
- Three-bedroom private accommodation
- Net profit y/e 31.03.25 in excess of £100,000
- Part-tied lease

Location

The town of Llantrisant is located in the historical county borough of Mid-Glamorgan and sits upon the banks of the River Ely and Afon Clun. It enjoys a rich history, having been granted a Royal Charter in 1346, just months before its archers helped King Edward 'the Black Prince' win a famous victory against the French in the battle of Crécy. Llantrisant enjoys a picturesque vantage point across the surrounding vale and has become increasingly popular as a residential location in recent years. It has excellent communication links to Cardiff, being located at Junction 34 of the M4, and there is a large retail park housing a number of major brands nearby.

The Property

The Cross Inn is a traditional, village centre public house and restaurant that is an extremely popular and profitable business.

The property itself appears to be constructed in the main of stone and brick with part rendered and colourwashed elevations under a pitched slate roof. It has a well-appointed lounge bar, a large outside trading area to the rear and car parking. Its location on a main road in the heart of a residential area has helped establish its reputation as the 'best pub in the village'.



Trade Areas

Front entrance vestibule leading to an open plan, L-shaped LOUNGE BAR that is appointed to a good standard in a traditional pub style with part stripped wood, stone tile and carpet floors with part wood panelled ceiling and walls. Feature stone fireplace. Corner bar counter with wood front and matching back bar fitting. In total, the room can seat approximately 40 (with room for more standing).

CATERING KITCHEN appointed to a good standard. LADIES', GENTLEMEN'S and DISABLED ACCESS TOILETS.

Basement Cellar.

Owners' Accommodation

On the first floor is the private accommodation consisting of THREE DOUBLE BEDROOMS, a large L-shaped LOUNGE/DINING ROOM and a KITCHEN with fitted units and a family BATHROOM.

External

A feature of the property is its TRADE GARDEN, featuring a timber-constructed smoking solution and wood decked area with booth style seating for approximately 20 customers. Tarmacked CAR PARK which can accommodate up to 20 vehicles in total, however less space is available for vehicles when the marquee is erected.





The Business

The business trades as a traditional public house serving the local community and residents of a number of surrounding towns and villages. It tends to cater for an older clientele who appreciate the traditional pub operation run by our clients.

The business currently trades between the hours of 14:00 - 23:00 Monday, 12:00 - 23:00 Tuesday to Saturday and 12:00 - 22:30 Sunday. It offers food between the hours of 12:00 - 14:00 and 18:00 - 20:00 Monday to Thursday and from 12:00 - 15:00 Friday and Sunday. No food is served on a Saturday due to its busy wet trade.

Our clients' accounting information for the financial year ended 2023 provide evidence of sales of £511,057. From this, an excellent net profit of £134,115 was achieved (after adding back loan interest). For the financial year ending 31 March 2025, the business is expected to show sales in excess of £500,000, with a net profit in excess of £100,000.



Tenure & Price

LEASEHOLD £80,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Cross Inn is held on a full repairing and insuring lease from Stonegate Pub Company for a term of five years, commencing 2022. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is currently £34,000 per annum. The lease is of partial tie: tied on draught and bottled beers and lagers; free-of-tie on wines, spirits, minerals, ciders and one guest ale.

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

Licences

A Premises Licence is held permitting the retail of alcohol:

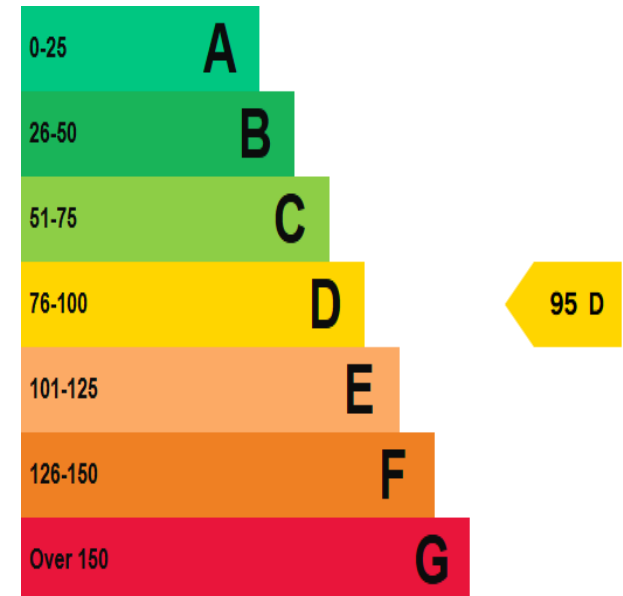
Monday to Thursday: 11:00 – 23:00

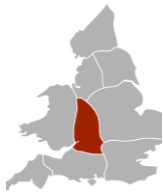
Friday & Saturday: 11:00 – 00:00

Sunday: 11:00 – 22:30

Services

All mains services are connected. The property has the benefit of gas fired central heating.





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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.