



Barinis Lounge Bar & Grill

Broadway Retail Centre, Broadway, Pontypridd, Mid Glamorgan CF37 1BH

Tenure Leasehold

Price: £93,000

Ref: 85470

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- University town location
- Iconic bar & grill venue
- Character and unique independently designed interior
- Operating busy party venue
- Current financial year in line to achieve £450,000 exclusive of VAT
- Lock-up

Location

It is located in the town of Treforest, near to the University of South Wales, home to over 23,000 students from which Barinis benefits from a steady flow of year-round trade.

Barinis is an iconic valleys Lodge, Bar & Grill in Treforest, Pontypridd, famously known as the Valleys Walkabout.

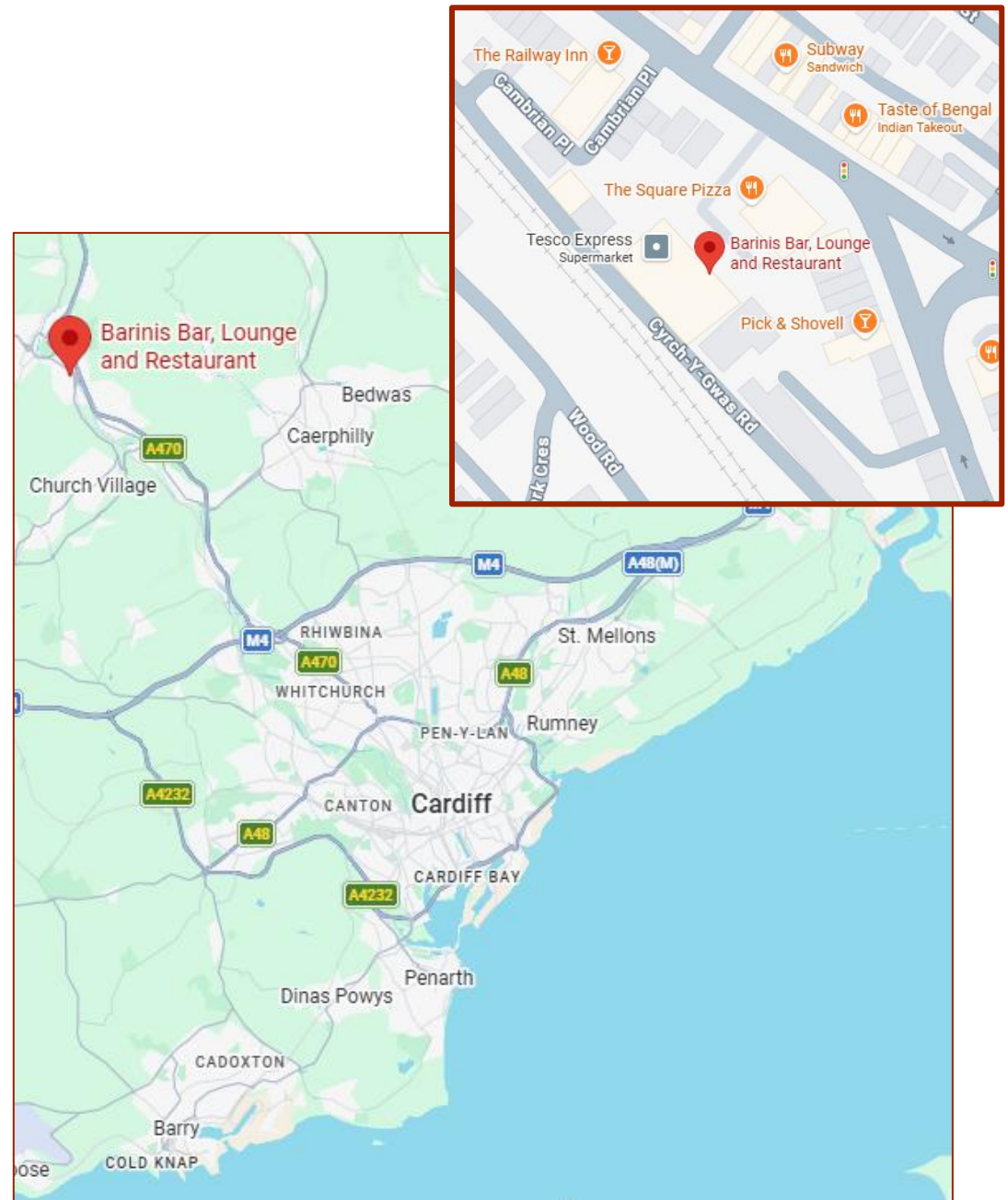
The bar and grill is fully equipped, offering a profitable turnkey business for a new operator to step into and continue trading.

This is a rare opportunity for those interested in trading in a long standing family owned business which has an exceptionally loyal customer base and a vibrant, welcoming atmosphere, in one of the area's most recognised hospital venues.

The Property

The venue is party friendly, with seating and tables designed so that everyone can sit together and no celebration is too big or small. The venue is perfect for birthdays, student events and large sports events, especially as it is fitted with multiple TVs, large screen projectors and surround sound.

A family owned business for over 20 years, it has become a local institution popular with students, residents and visitors alike.



Trade Areas

Ground Floor

Main entrance through double doors into entrance vestibule, with large open plan CAFÉ, BAR & GRILL with seating for up to 200 customers, perfectly suited for both everyday dining and lively celebrations.

The venue welcomes customers in the character and charm of a true American lodge, bar and grill, featuring a marble cocktail bar, pitch pine floor throughout and a beautiful Victorian marble fireplace with a huge Georgian overmantel mirror. There are antique and period light fittings throughout. The stage is suitable for live music events.

There is a large fully functioning CELLAR which sits conveniently to the side of the main bar offering easy access for deliveries and ample storage.

Fully equipped commercial CATERING KITCHEN including grill, PREPARATION AREA, Merrychef oven, refrigeration and freezers, ready to operate at high capacity.

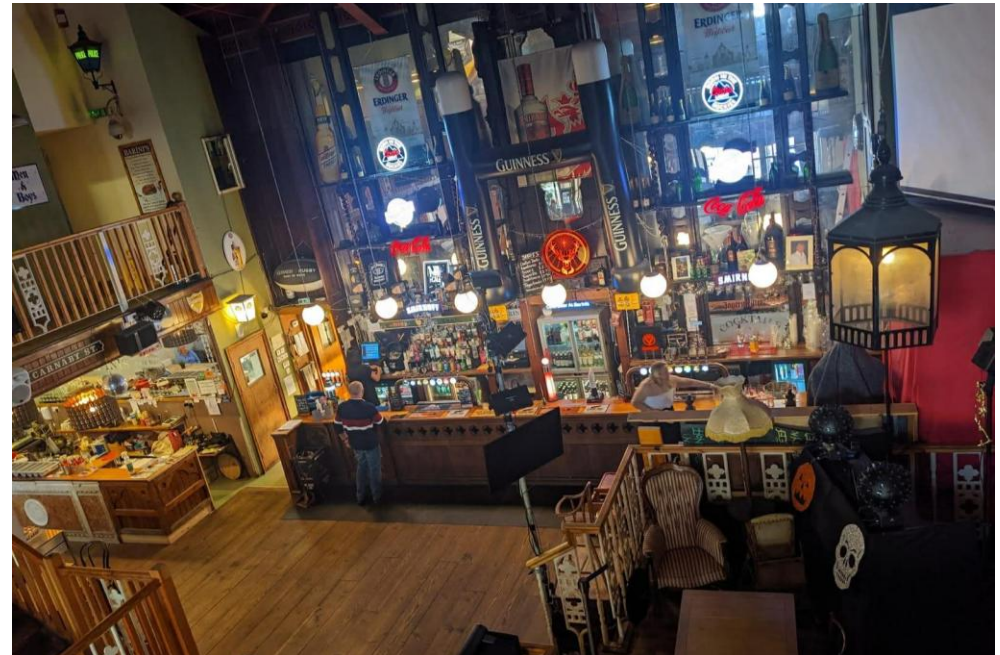
LADIES', GENTLEMEN'S & ACCESSIBLE TOILETS.

First Floor

Reached via a feature timber staircase with balconies overlooking the ground floor. Stripped wood floor, vaulted ceiling and seating for 120 customers at a selection of loose tables, chairs, Chesterfield sofas and large party tables which seat up to 28. Wood panelled front BAR COUNTER with mirrored back display.

LADIES' & GENTLEMEN'S TOILETS.

OFFICE with CCTV and viewing window overlooking trade areas. STOREROOM.





External

To the front is the alfresco DINING AREA with seating for 45.

The Business

The business operates along a 'bar and grill' theme which has proved very successful since its inception, and is currently supporting over 500 covers per week on the catering side of the business. Trade is split approximately 60% wet/40% catering. Financial accounts for the year ending 2025 show evidence of sales exclusive of VAT of £353,586, with a gross profit of 64.7%. Accounts for the financial year ending 2026 are in line to achieve sales of £450,000 excluding VAT.



Tenure & Price

LEASEHOLD £93,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The premises was originally held on a 15 year Full Repairing and Insuring Lease from a private landlord. The original term began in 2009 and was renewed for a further 10 years in 2024. It will terminate in 2034. The current rent is £28,000 per annum exclusive of VAT, to be reviewed every three years throughout the term. Free of tie.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Licences

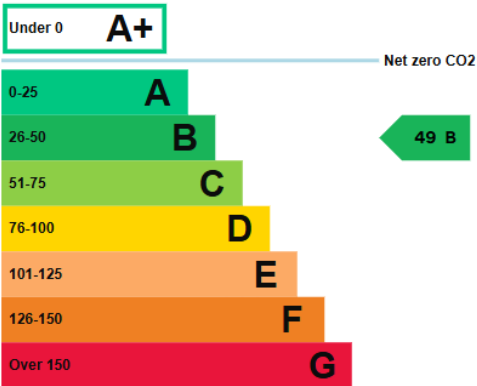
A Premises Licence is held for the supply of alcohol between 10:30 to 23:00 Sunday to Thursday and 10:30 to 00:30 Friday and Saturday.

Services

All mains services are connected.

Rateable Value: £32,000 from 1st April 2026

Local Authority: Rhondda Cynon Taf County Borough Council - 01443 425002



Certificate 0596-5447-6275-0712-4188



Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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.