



Cardiff Arms Bistro

Bute Street, Treorchy, Rhondda Cynon Taf, CF42 6BS

Tenure: Freehold

Price: £235,000
Freehold property only

Ref: 96325

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Open-plan lounge bar and restaurant
- Fifteen en suite letting bedrooms
- Front and rear beer patios
- Premises licence lapsed and will need to be re-applied for
- Currently closed

Location

The former mining town of Treorchy is located in the Rhondda Fawr Valley, part of the Rhonda Cynon Taff County Borough. It has a population approaching 8,000 and enjoys good road communication links being beside the A4061 which provides access north to Hirwaun and the A465 (10 miles) and south through the Ogmore Vale to Bridgend and M4 (14 miles). The A4058 also runs south through the Rhondda Valley to Pontypridd and the A470 (10 miles).

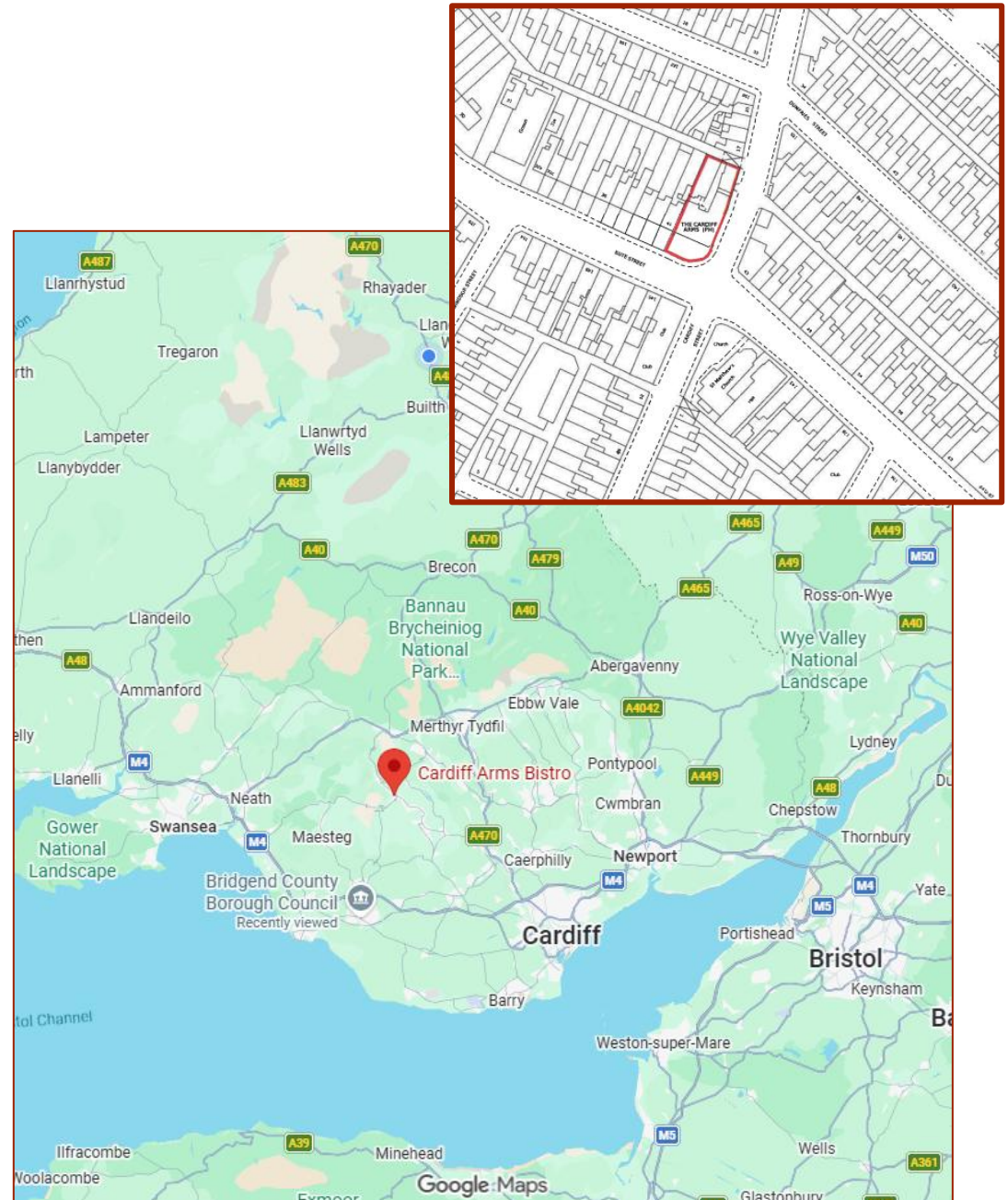
Treorchy railway station is serviced by Transport for Wales on the Rhondda Line and provides regular services to Treherbert and Cardiff Central.

The Property

The Cardiff Arms Bistro is a substantial premises located in the village of Treorchy. The property itself provides ground floor trading areas with fifteen en suite letting bedrooms. It has the benefit of front and rear trade gardens.

The business has traded successfully within the area for a number of years but recently had to close due to management issues.

The property is being sold as 'bricks and mortar' only and does not include any trade fixtures, fittings or goodwill.



Trade Areas

Ground floor entrance into open-plan, modern BISTRO/RESTAURANT offering seating for 100. Industrial style theme throughout. Servery and service counter.

CATERING KITCHEN. LADIES', GENTLEMEN'S and DISABLED ACCESS TOILETS. OFFICE. HOTEL RECEPTION.

Basement

KEG CELLAR and STORE ROOM.

Letting Accommodation

At first and second floors are 15 EN SUITE LETTING BEDROOMS. BOILER ROOM and LAUNDRY ROOM.

External

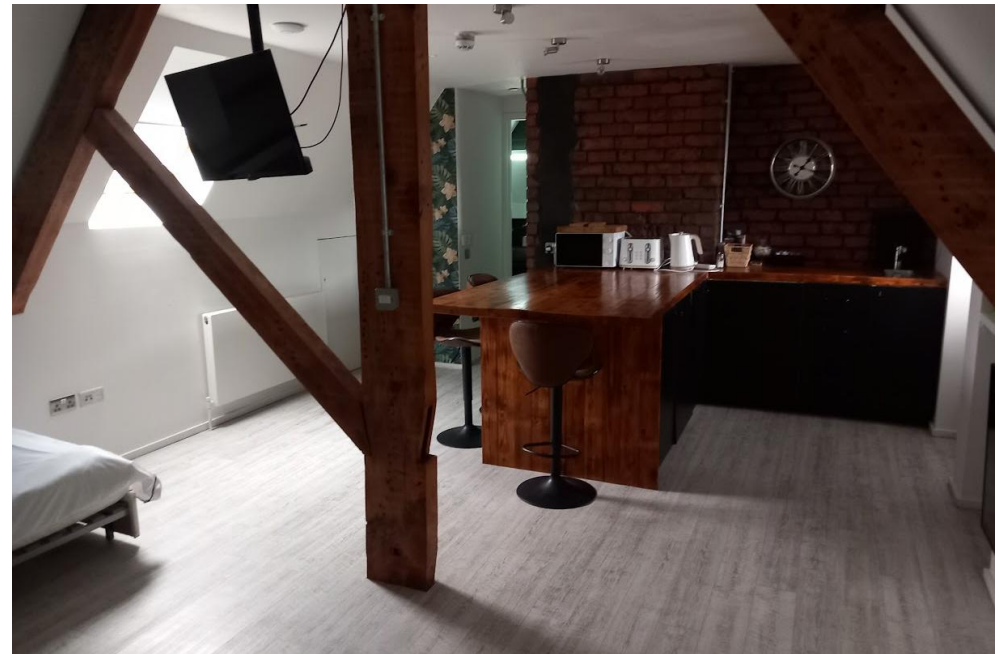
To the front of the property is a large BEER PATIO with fixed timber bench seating for 70.

To the rear is an enclosed beer patio with seating for 40.

The Business

The business is currently closed. It has previously operated as a hotel and bistro to the local community and a number of visitors to the area.

Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.



Tenure & Price

FREEHOLD £235,000 for the freehold property only. The sale does not include any fixtures, fittings or goodwill.

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

Licences

The property has previously been licensed, but this has currently lapsed. All prospective purchasers will need to re-apply to the Local Authority for a new Premises Licence.

Services

All mains services are connected.

Rateable Value: £58,000 from 1st April 2026

Local Authority: Rhondda Cynon Taf County Borough Council





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

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