



Riverside Bar & Restaurant

64-66 Pontypridd Road, Porth, Rhondda Cynon Taff, CF39 9PL

Freehold £250,000

- Riverside Bar & Restaurant
- Busy town centre location
- Substantial property
- Open plan trading area and extensive flat
- Trade and private riverside terrace
- Currently closed

Ref: 91528

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SP Sidney
Phillips



LOCATION

The Riverside Bar & Restaurant enjoy a riverside location within the town of Porth. It resides on Pontypridd Road being one of the main thoroughfares through the town and positioned next to the main bus stop, providing access throughout the valleys also within a 1 minute walk from the railway station which provides easy access to Cardiff. The subject premises is a substantial end of terrace property constructed in the main of stone and brick with pitched slate roof. It provides open plan trading area on ground floor, extensive flat and has the benefit of the private and trade riverside terraces overlooking the Rhondda River. The property itself is extensive and could lend itself to development for alternate use subject to planning permission being obtained.

The property is currently closed and stripped of all furnishings. It has previously operated under lease for the current owners. They have now decided to relinquish the freehold interest.

The town of Porth is located in the Rhondda Valley astride the main A4058 which provides easy access north to the Brecon Beacon National Park and A465 Heads of the Valley route. Five miles to the south are Pontypridd and the A470 which provide easy access to the M4 motorway and Cardiff.



TRADE AREAS

GROUND FLOOR

Two front doors leading into two interconnecting TRADING AREAS of good size. Stripped wood effect flooring. KITCHEN with extractor hood, quarry tiled flooring. STOREROOM. LADIES AND GENTLEMENS TOILETS. Separate STORAGE/UTLITLY ROOM. On level CELLAR. Small WASHUP.

EXTERNAL

At ground floor is the RIVERSIDE TERRACE seating 40. At first floor there is a small private roof terrace overlooking the river.

OPTIONAL EXTRA

Available under separate negotiation is a section of land currently used as CARPARK for 4, a 1 minute walk from the property. Price by negotiation.

OWNERS ACCOMMODATION

FIRST FLOOR

Private accommodation. BATH/SHOWER ROOM. KITCHEN with no units. BATHROOM. 4 BEDROOMS. LOUNGE.

THE BUSINESS

The Business has traded historically as a Bar & Restaurant. The current owners have never traded the premises. There is no accounting information available. All prospective purchasers must make their own assessments as to the business's future viability.



TENURE & PRICE

FREEHOLD £250,000 for the freehold property only.

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

Viewing strictly by appointment only.

LICENCE

Currently not licensed.

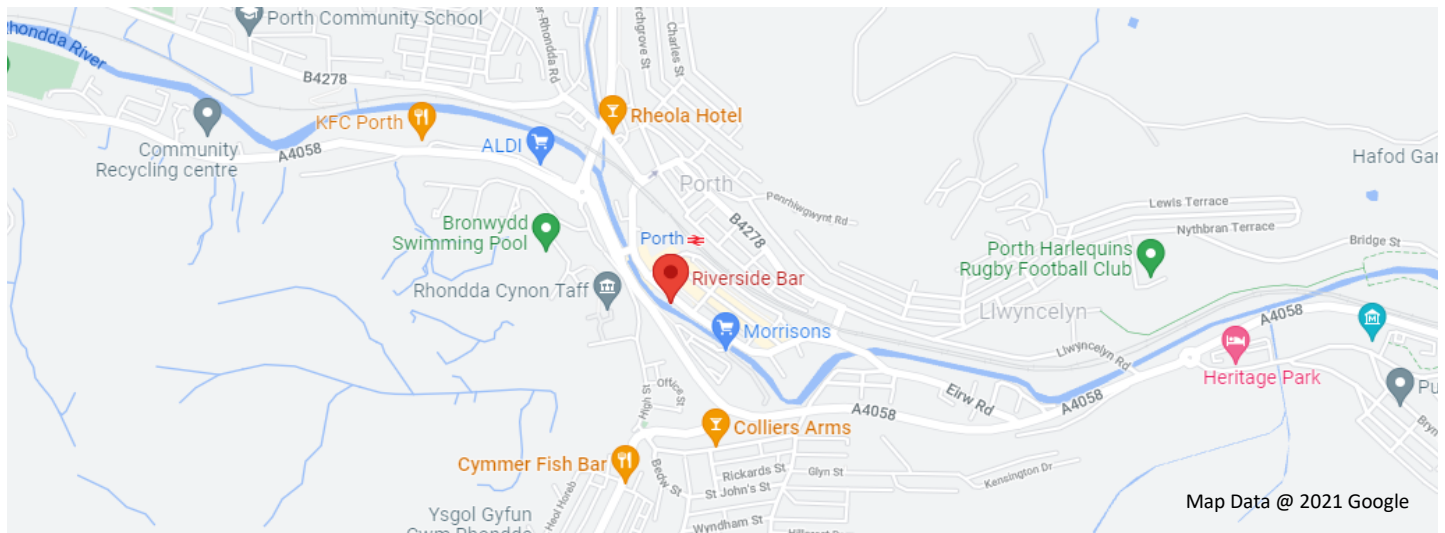
SERVICES

All mains are connected.

Rateable Value - £13,500.00

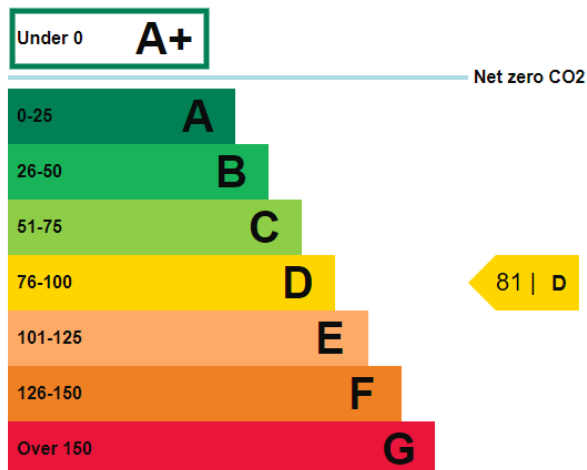
Local Authority - Rhondda Cynon Taf County Borough

Council. Tel: 01443 425005



Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



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EPC Reference: 9955-4026-0721-0100-6225

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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