



Penybont Inn

Llanfynydd, Carmarthenshire, SA32 7TG

Freehold £295,000

- Village Centre Country Inn
- Character property in riverside location
- 2 character Bars/Restaurants
- Function Room (150)
- 7 en suite Letting Bedrooms
- Spacious 4 Bedroom Owners Accommodation
- **Grants available for Renewable Energy** (see www.carmarthenshire.gov.wales)

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 **Sidney
Phillips**



LOCATION

The village of Llanfynydd is located in east Carmarthenshire close to the Black Mountains and Brecon Beacons National Park. It is ten miles north east of the County Town of Carmarthen and five miles from the "boutique" market town of Llandeilo. The Penybont Inn is a very attractive characterful Inn which nestles in the heart of this picturesque riverside village, an area synonymous for country pursuits including walking, fishing, pony trekking, ornithology and mountain biking, all prevalent in the area. The nearby forest of Brechfa is also a tourist attraction, as are the nearby Aberglasney Gardens and Grade II Listed Country Mansion.

The Penybont offers two character bars, restaurant, substantial function room, seven en suite letting bedrooms and a spacious owners suite. There is ample car parking and the business is ripe for development by full time owners looking to take advantage of the obvious potential the business' facilities offer.

TRADE AREAS

Entrance vestibule providing access to both principal trading areas. Split level LOUNGE BAR having boarded floor to the lower level and carpeted floor to the upper level. Exposed stone walls, heavily beamed ceiling and traditional loose seating for up to approximately 35. Counter to CENTRAL BAR SERVERY having exposed tongue & groove pine panelled front and interconnecting with the restaurant servery.

Very attractive RESTAURANT having plastered walls and boarded floor. Feature fireplace with stone surround and cast iron solid fuel burner. Traditional seating for approximately 34 diners. Hallway to LADIES & GENTLEMENS TOILETS. Direct access via double doors to the main FUNCTION ROOM (about 17m x 11m) licensed for 150, but currently laid to seat 120 at traditional banquet style chairs. Carpeted throughout and with wood sprung dance floor area. Fully equipped BAR SERVERY. Adjacent well equipped CATERING KITCHEN having a good selection of stainless steel work surfaces and catering effects including 8-section ceiling fitted galvanised extraction canopy. Walk-in Dry Store and Freezer Room. On level BEER CELLAR with delivery access from the side of the premises.

LETTING ACCOMMODATION

7 en suite LETTING BEDROOMS, each (with the exception of number 2) being fully equipped, with a full bedroom suite, coffee making facilities and TV etc. Each bedroom has an en suite BATHROOM with wash basin, WC and bath with shower over. BEDROOM 2 (double), BEDROOM 3 (double), BEDROOM 4 (double), BEDROOM 5 (double), BEDROOM 6 (double) and BEDROOM 7 (four poster bed). BEDROOM 8 (family) furnished as a twin.

OWNERS ACCOMMODATION

KITCHEN/DINING ROOM with modern fitted units.

Large LOUNGE having feature vaulted ceiling, and further dining area.

MASTER BEDROOM (double) with walk-in wardrobe and en suite
SHOWER ROOM. BEDROOM 2/OFFICE (single) currently utilised for storage. BEDROOM 3 (double), BEDROOM 4 (double) with en suite
SHOWER ROOM having wash basin, WC and shower.



EXTERNAL

To the front is a seating area with picnic style bench seats. To the rear is a hard-standing CAR PARK with space for about 30 vehicles.

THE BUSINESS

Our clients have owned this business since 2015, since when they have carried improvements and, by their own admission, due to the demands of their other employment/business interests, have not fully exploited the trade, with the pub only opening five days per week and four of those only in the evening. One of our clients is in full time employment and the other works on the family farm. Accounts for the year ended 5th April 2019 show takings net of VAT of £77,614, a figure which represents only a fraction of the trading potential at this outlet. This is a characterful inn with excellent trade facilities, letting accommodation and extremely large owners accommodation.

LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between 08:00 and 00:00 Sunday to Thursday and 08:00 and 02:00 Friday and Saturday.

SERVICES

Mains electricity, water and sewerage are connected. LPG gas for cooking. Biomass boiler for central heating (providing a positive income).

Carmarthenshire County Council (01267 234567)

Rateable Value £6,200 (payable before any relief £3,317.00).

If entitled to small business relief awarded charge is £110.57 for the year.

Council Tax Band A – 2022-23 : £1,144.40.

RENEWABLE ENERGY

Carmarthenshire County Council is delivering the **Carmarthenshire Business Renewable Energy Fund**. The Fund will be a third-party grant scheme, which will provide capital support to businesses towards the purchase of renewable energy systems for their business premises.

www.carmarthenshire.gov.wales/home/business/funding/business-renewable-energy-fund



TENURE & PRICE

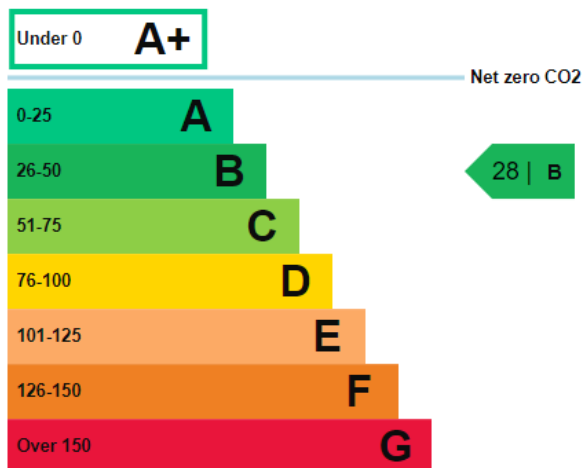
FREEHOLD £295,000 to include the goodwill and inventory of trade furniture, fixtures, fittings and effects. Stock at valuation in addition.

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



Energy efficiency rating for this property

This property's current energy rating is B.



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.

EPC Reference: 2317 9994 7482 0072 9523

BUSINESS MORTGAGES
01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE
01432 378690

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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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