



Pencelli Hotel

Pencai Terrace, Treorchy, Glamorgan, CF42 6HL

Freehold offers over £220,000

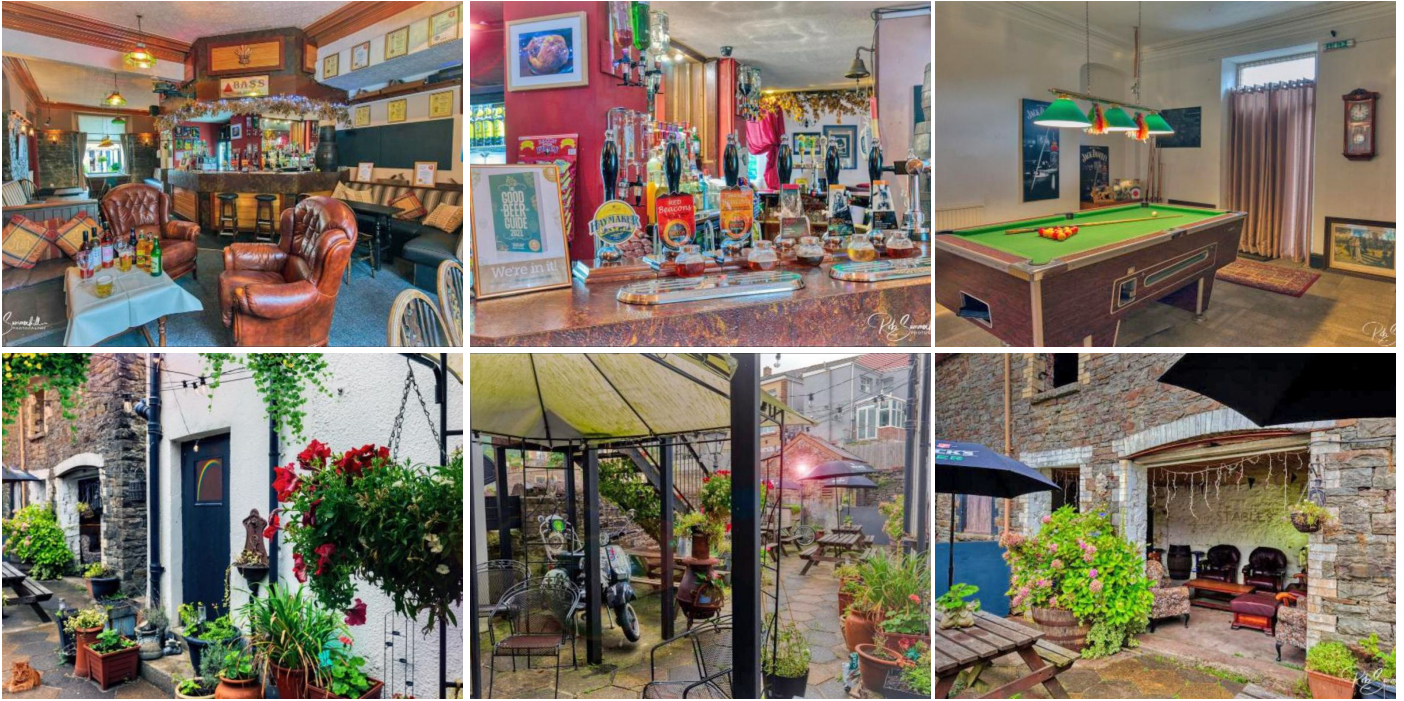
- Multi award-winning community pub
- Renowned real ale and cider venue with live music
- Two well-appointed trading areas and owners accommodation
- Trade garden and outside bar to former coach house
- Well established trade prior to closure

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LOCATION

Prior to its closure, The Pencelli Hotel was a traditional community pub at the heart of Treorchy which was renowned for its real ales, ciders and live music. It was a multi award-winning business, being named Mid-Glamorgan Pub of the Year 2016/17 and Cider Pub of the Year 2017. Its awards culminated in it being crowned 'CAMRA Wales Pub of the Year 2020'. The premises were in a sad state of repair, being closed and run down in 2014 when purchased by the current owners. They have since invested tirelessly in the fabric of the building and built up the business's reputation before closing the premises in June 2022 due to ill health.

This substantial property enjoys a pleasant location at the centre of town on Pencai Terrace, opposite Ystradfechan Recreation Ground and Treorchy railway station. It is a substantial public house which is constructed of stone and brick with render and colourwashed elevations under pitched slate roof. It provides two well planned, easy to operate trading areas with extensive owners' accommodation above. It also has the benefit of a character trade garden with the former stable block being available to provide an outside bar.

Treorchy is situated at the north of the Ronda Fawer Valley at the junction of the A4061 and A4058, which provides easy motoring access north to the Brecon Beacons National Park at Hirwaun, south to Cardiff and west to the Ogmore Valley. The town grew during the late 19th and early 20th centuries when the Welsh valleys were industrialised through coal mining and still retains much of its original character. Treorchy was named UK High Street of the Year in 2020 by the Great British High Street Awards, being praised for its number of independent shops and range of community-based events (parades and festivals take place throughout the year).

The business briefly comprises: -

TRADE AREAS

Ground floor LOUNGE BAR; a large, L-shaped room on stepped levels with carpeted floor and booth style fixed wall seating with tables and chairs for 32 and room for many more standing. STAGE AREA. Horseshoe shaped wood panel fronted bar counter from interconnecting servery.

PUBLIC BAR being a room of considerable character with carpeted floor and partially exposed stone walls incorporating two fireplaces, one having a solid fuel burner installed. A mixture of fixed bench seating with loose tables and chairs for approximately 40. GAMES AREA with pool table. Wood fronted bar counter from interconnecting central servery. (Note: there are 3 big TV screens in the trading areas: 2 in the lounge and 1 in the public bar).

LADIES' AND GENTLEMEN'S TOILETS. Galley style CATERING KITCHEN. BASEMENT with two large

STORAGE ROOMS and CELLAR drop from the front of the property.

OWNERS ACCOMMODATION

Arranged over two floor and comprising:

First floor with RECORDING STUDIO and GAMES ROOM, KITCHEN, FAMILY BATHROOM, TOILET, SNUG/LOUNGE, small double BEDROOM and another larger DOUBLE BEDROOM with room off (which would suit conversion to a wet room).

EXTERNAL

To the rear is an enclosed BEER PATIO and stone constructed FORMER STABLE with BAR SERVERY. In total, the outside seating area can accommodate 80 with ample room for more standing which adds to the overall size of the business's trade areas. Large, double gated access to the side leading to the road.

THE BUSINESS

Prior to closure, this award winning pub traded as a traditional community public house, placing a strong emphasis on real ales, ciders and live music.

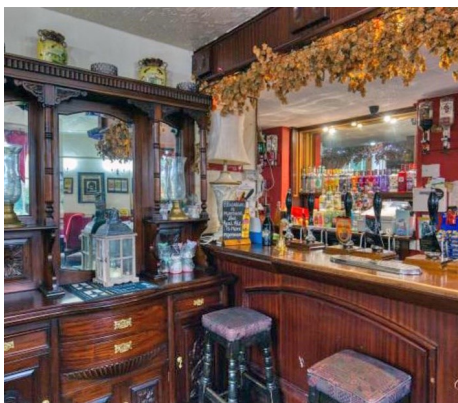
Previously, catering took place on a limited basis: lunchtimes and Sunday dinners, with takeaways proving exceptionally popular with students at the Treorchy Comprehensive School next door. The catering operation could easily be reinstated by the new owners.

FORMER TRADING HOURS

Tuesday and Wednesday	14.00—23.30
Thursday and Saturday	14.00—00.30
Sunday	12.00—23.00
Monday	Closed

Prior to its closure, the community pub supported pub teams and offered a quiz once a month. It was legendary for its Thursday jam nights and Saturday live entertainment. It also hosted four beer and cider festivals throughout the year which proved exceptionally popular.

The vendors accounts for the financial year ending 30th June 2019 provide evidence of sales net of VAT of £191,606 sharing a 47.7% gross profit.



TENURE & PRICE

FREEHOLD OFFERS OVER £220,000 to include fixtures and fittings. Stock at valuation in addition.

VAT

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Prospective purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

LICENCE

A full Premises Licence is held for the supply of alcohol between:-

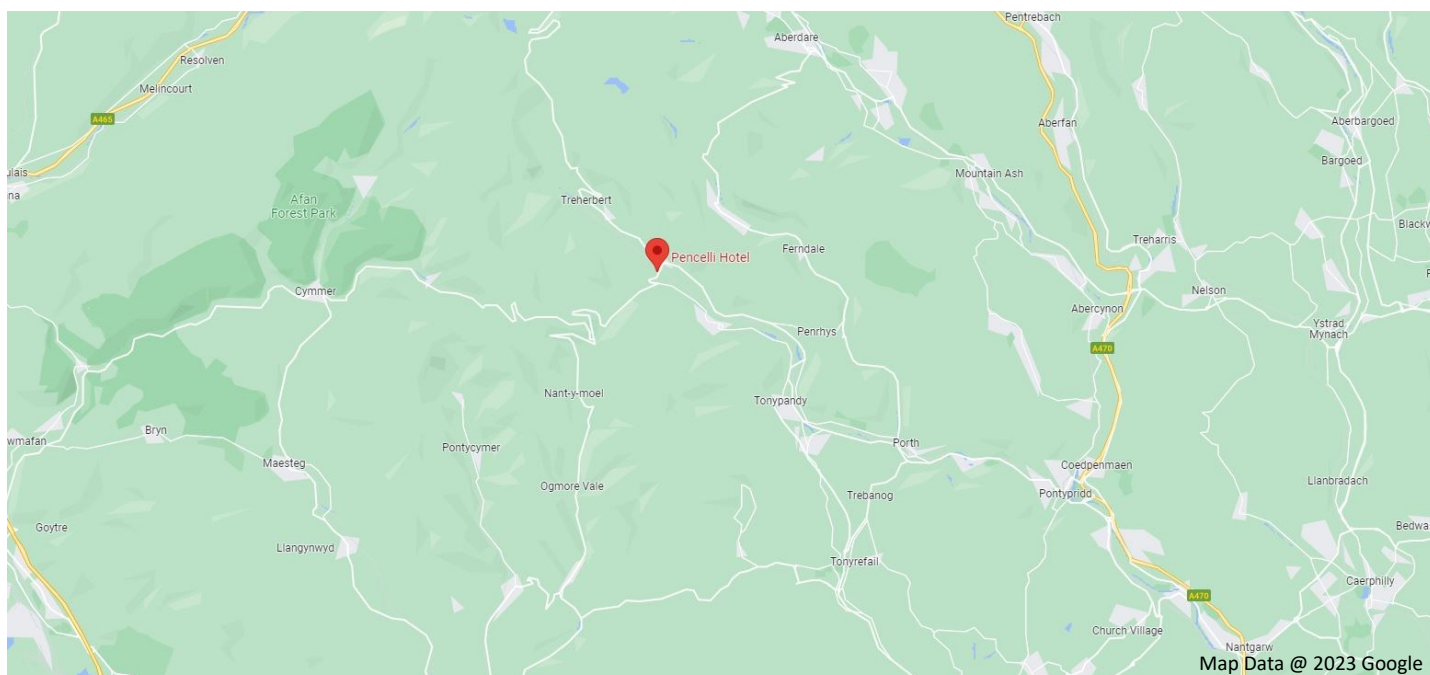
Monday to Wednesday	11:00 - 23:00
Thursday to Saturday	11:00 - 00:00
Sunday	11:00 - 22:30

SERVICES

All mains services are connected and the property benefits from gas-fired central heating.

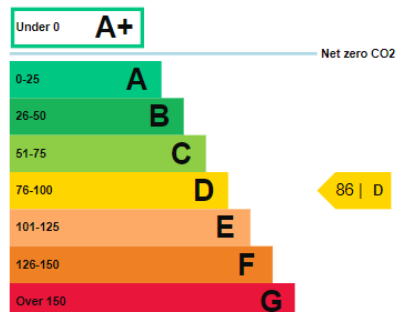
Rateable Value: £8,000 as at 01 April 2023

Local Authority: Rhondda Cynon Taf County Borough Council



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.

EPC Reference: 4101-6250-7269-0554-3388

BUSINESS MORTGAGES

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