



New Fleur Social Club

2 Portmanmoor Road, Splott, Cardiff CF24 5FX

Freehold £495,000

Ref: 189

- Cardiff central suburb public house & social club
- Long established, 18 years in the same owners hands
- 3 section main bar 100+
- Function room 150+
- Outstanding 3 bed owners accommodation
- Trade garden
- T/O £262,086

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SP Sidney
Phillips



LOCATION

The inner city suburb of Splott is densely populated and is one of the oldest communities in Cardiff. It is located just one mile east of the city centre, and is lined with late 19th Century Victorian houses. It is also extremely convenient for Cardiff Bay which is located only ½ mile to the South.

The New Fleurs is one of the most prominently located properties in the suburb holding a corner site with long frontages to Walker Road and Portmanmoor Road. The business has been in the same family hands since 2003, the building has been immaculately presented with a well established level of trade. It offers a 3 section lounge, games and bar area at ground floor, function suite at first floor, outstanding four bedroom owners accommodation and courtyard trade garden.

It is briefly described as follows:

TRADE AREAS

Large OPEN PLAN TRADING AREA all arranged around a Central Bar Servery with tongue and grooved pine panel frontage and display back fitting. Immediate area when entering the property is the LOUNGE which is carpeted and has fixed buttoned upholstery wall seating and contemporary/slat back bar chairs currently arranged throughout this area for 40 seating. Standing area adjacent to servery with boarded floor and rear GAMES ROOM. SPORTS BAR which has tiled floor throughout, central pool table, two darts throws, big screen TV. The room has fixed draylon and vinyl upholstered wall seating and loose matching banqueting chairs currently arranged for 50, but there is considerably standing space for more.

CATERING KITCHEN a good size has altro non slip flooring, is comprehensively equipped with a full selection of stainless steel catering effects and work surfaces, and three section galvanized extraction canopy. STAFF TOILETS adjacent.

Centrally located hallway is the GENTLEMAN'S TOILETS.

Also located at ground floor is a SKITTLE ALLEY which has resprung alley which a turn shoot and linear seating, draylon upholstered banqueting chairs seating for 30. Further set of LADIES AND GENTLEMAN'S TOILETS.

FIRST FLOOR

FUNCTION ROOM, with tiled floor throughout, fixed buttoned draylon upholstered wall seating and loose matching banqueting chairs currently arranged to seat 100. Raised STAGE to corner. The room has its own fully

equipped bar servery with tongue and grooved pine panelled frontage. Additional LADIES TOILETS.

BASEMENT

GOOD SIZE BEER CELLAR WITH SEPARATE BOTTLE STORE AND WINES AND SPIRITS STORE.

OWNERS ACCOMMODATION

Family BATHROOM with suite of his and her wash hand basin, WC and freestanding Victorian bath and double sized shower cubicle. BEDROOM 1 a double size with fitted wardrobes, BEDROOM 2 a double size with fitted wardrobes. BEDROOM 3 is a small double which is currently used as an office, BEDROOM 4 a double size with fitted wardrobes, there is an extremely LARGE PRIVATE LOUNGE, large KITCHEN with modern suite with breakfast bar and also sufficient space for a full sized dining table room. The room is 27 feet long.

EXTERNAL

The property has a COURTYARD AREA located between the main bar and the skittle alley, it is paved/patio throughout and has A-frame picnic style bench seats and other wooden garden seating able to cater for 40 seated, part of this area being covered.

THE BUSINESS

New Fleurs had historically been a members sports and social club but more recently it has evolved over our clients tenure ownership partly due to the success and also due to the diminishing number of licenced premises in the area to more of a traditional local public house.

Our clients acquired the New Fleurs in 2003 and during their period of ownership its success continued being well supported by local customers as well as games team including darts, pool and skittles.

The accounts to year end 24 September 2003 show takings net of VAT of £262,086, this despite a nominal amount of this turnover being generated from food custom which is all but purely snacks and sandwiches or sports events. A gross profit of 58% is achieved, the accounts show a net profit of £55,000

Prospective purchasers should see there is undoubted scope for developing this trade further with the full exploitation of the Catering side of the business, especially with greater use of the function suite.



TENURE & PRICE

FREEHOLD £495,000 to include fixtures, fittings and goodwill. 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.

LICENCE

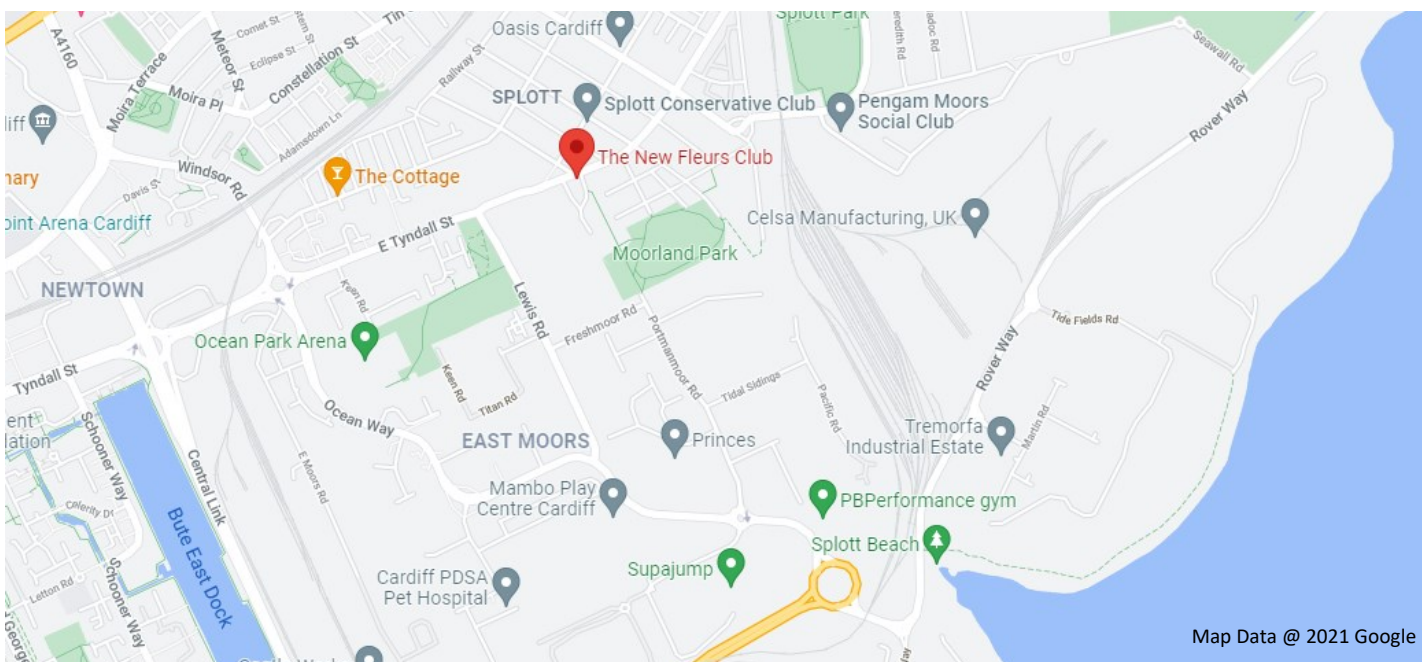
Under the terms of the premises licence **(with members restrictions)** the business is permitted to retail alcohol between 10.00am and 11.00pm Monday to Thursday, an 10.00am to 12 midnight on Fridays and Saturdays and 12 noon and 10.30pm on Sundays.

SERVICES

All mains services are connected and the property has gas fired central heating. The property also benefits from a 9 camera CCTV security system as well as a full burglar and fire alarm.

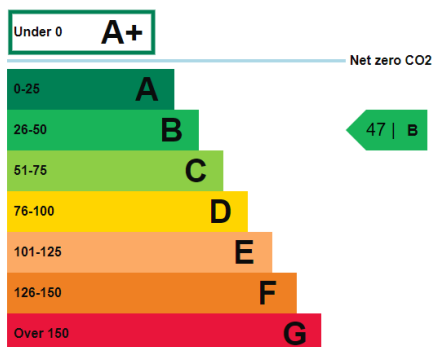
Local Authority: City of Cardiff, County Hall,
Atlantic Wharf,
Cardiff,
CF10 4UW.

Telephone: 029 2087 2087
Rateable Value: £10,000



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.

BUSINESS MORTGAGES

01834 849795

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

UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: 1804-4342-3115-6678-5494

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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