



Cendl Inn

Beaufort Hill, Beaufort, Ebbw Vale, Gwent NP23 5QN

Tenure: Freehold

Price: Freehold offers around £260,000

Ref: 95858

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Well-established traditional pub
- At heart of local community
- Lounge bar (24) and public bar (24)
- Four bedroom private accommodation
- Beer patio and car park (5)
- Retirement sale

Location

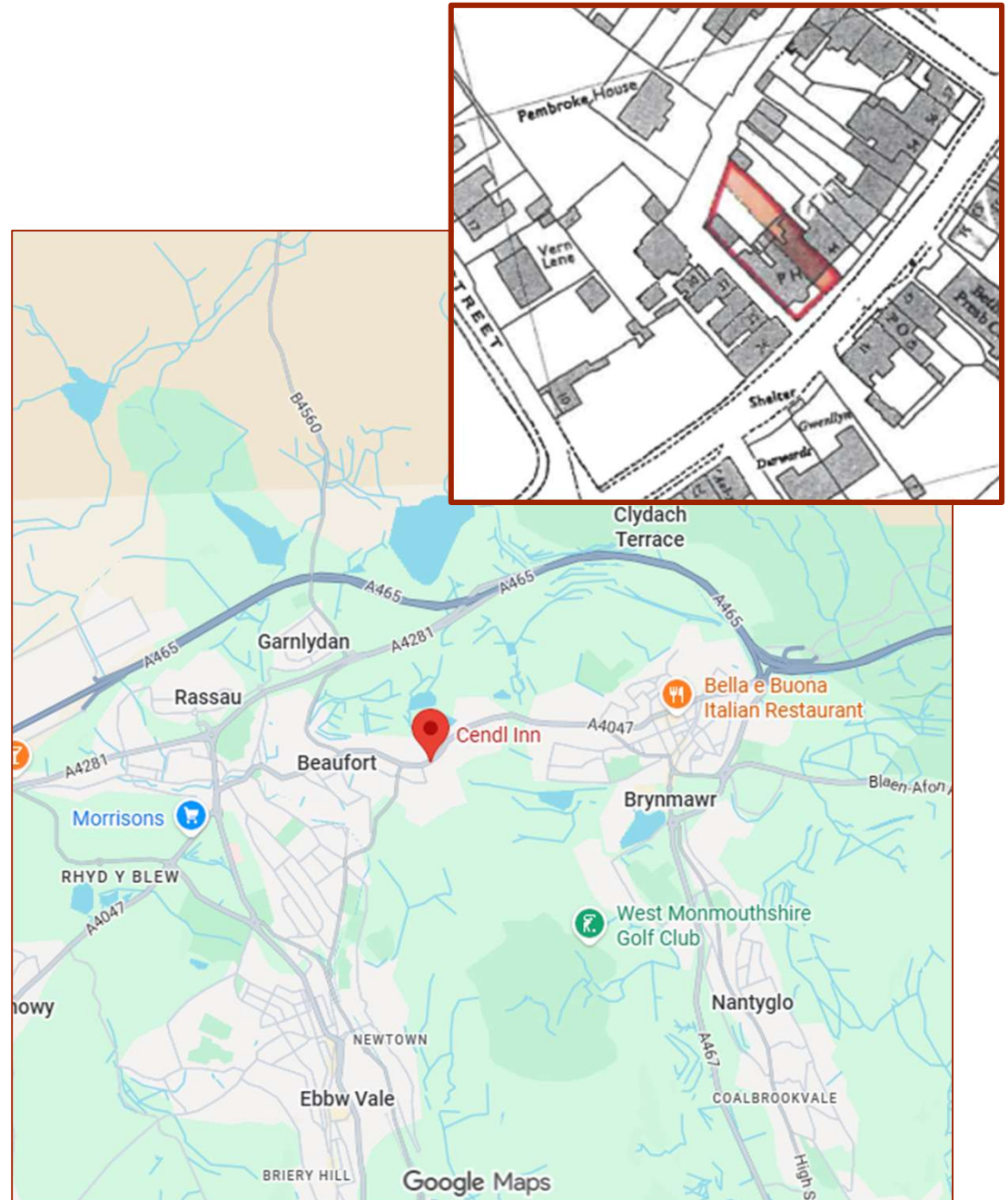
The town of Ebbw Vale is located at the head of the valley formed by the Ebbw Fawr tributary of the River Ebbw. It is the largest town and administrative centre of the Blaenau Gwent County Borough Council region and was transformed during the Industrial Revolution, at one time being home to one of the largest iron and steel works in Europe.

It has good road communication links with the A465 Heads of the Valley Road leading east to Abergavenny and west to Swansea, and the A4064 leading south to Newport and the M4 motorway. It also stands at the southern fringe of the Brecon Beacons National Park, a mecca for outdoor sports enthusiasts and tourists which attracts a large number of people to the area, especially during the summer months.

The Property

The Cendl Inn is located within Beaufort Hill in a north-eastern suburb of Ebbw Vale, close to the nearby town of Brynmawr. The property stands beside the main road and appears to be constructed in the main of stone and brick with a pebbledash exterior under a pitched slate roof. It provides two trading areas at ground floor with a trade garden and car park to the rear. It also has the benefit of a large, four bedroom flat at first floor.

The business has been traded by the current owners since 2005, initially as tenants before they purchased the freehold. It is now for sale due to their wish to retire.



Trade Areas

GROUND FLOOR

Two separate front entrances to:-

PUBLIC BAR seating 24 with ample room for more standing. Carpeted floor and stone chimney with open fire. Brick bar counter from INTERCONNECTING SERVERY.

LOUNGE BAR seating 24 with ample room for more standing. Stripped wood effect flooring and wood panel fronted bar counter from INTERCONNECTING SERVERY. Dart board, pool table and AWP machine.

LADIES' and GENTLEMEN'S TOILETS.

On-level CELLAR.

In total the trade areas measure approximately 127 sq m.

Owners' Accommodation

FIRST FLOOR

KITCHEN with fitted units, **LOUNGE**, 4 **BEDROOMS** and **BATHROOM**. The residential accommodation measures 111.9 sq m.

External

Immediately to the rear of the property is an enclosed **BEER PATIO** with seating for 18, which has huge potential.

Steps up to a **CAR PARK** for five vehicles. In total the site measures 486 sq m.





The Business

The Cendl Inn trades as a traditional public house offering wet sales only to a local clientele. It supports four darts teams and is the HQ of the local branch of the Royal British Legion.

It currently operates Monday to Friday 16:00 - 23:30, Saturday 14:00 - 23:30 and Sunday 12:00 - 23:00.

Barrelage 66HL from Coors. This will increase with the beginning of the darts teams season. Real Ale, together with additional stock purchased from Hurns Beer Company.

We understand from our clients that the business achieves an annual turnover of approximately £130,000 inclusive of VAT.

Tenure & Price

FREEHOLD Offers around **£260,000** to include goodwill, fixtures and fittings.

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.

Licences

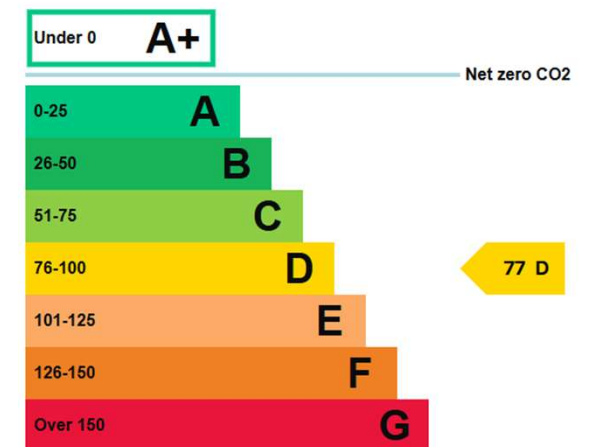
A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £3,750 as at 1st April 2026

Local Authority: Blaenau Gwent County Borough Council



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