



Highwayman Secure Parking & Public House

Nurston, Vale of Glamorgan, CF62 3BH

Freehold £2,350,000

- Well established & extremely profitable opportunity
- Profit circa £250,000 per annum
- Airport security parking business & Investment Public House
- Parking spaces for 450 vehicles plus office & ancillary buildings
- Strong management team in place
- Rare opportunity coming to the market for the first time due to retirement

Ref: 319

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SP Sidney
Phillips



LOCATION

The Highwayman Secure Parking & Public House provides a rare opportunity for those who wish to invest in a flourishing and extremely profitable business. The opportunity would suit owner operators or investors as the business currently has a very experienced management team in place. The premises offer a secure parking compound for 450 vehicles with ancillary buildings. It has been developed by our client over a number of years and is now one of the most successfully privately owned airport parking businesses providing a service to Cardiff Airport. In addition it includes the Highwayman Public House and adjoining parking which is let and producing rental income of £52,000 per annum. The public house is been well known within the Vale of Glamorgan and is a favourite of the local inhabitants as a venue that provides well priced food. It also benefits from a large number of car park customers.

The subject premises are located in the village of Nurston within the sought after Vale of Glamorgan. It adjoins the south-west boundary of Cardiff International Airport and is easily reached off the B4265/B4246 being the main access roads to Cardiff International Airport whether approaching from the east or west. The business is signposted from the main road and after turning into Fonmon Road, head south for approximately one kilometre before turning left heading east at the crossroads into Port Road. The Highwayman is approximately 500 metres from the crossroads. Its location has been key to its success with its easy access from the main road and swift mini bus transport to and from the airport terminal. The car park is approximately 3 miles from Cardiff International Airport, 12 miles M4 motorway and 15 miles Cardiff City Centre.

SECURE CAR PARK

RECEPTION AREA providing access to OFFICE, TOILETS and GARAGE. Secure gated access to TWO SEPARATE CAR PARKS providing parking spaces for 450 vehicles.

HIGHWAYMAN PUBLIC HOUSE

Entrance Vestibule leading into OPEN PLAN TRADING AREA seating approximately 50. SERVERY. Large and well maintained CATERING KITCHEN. LADIES and GENTLEMEN'S TOILETS. CELLAR.

At first floor is the private accommodation comprising: LOUNGE. KITCHEN. BATHROOM. THREE DOUBLE BEDROOMS. OFFICE.

To the front of the property is an ENCLOSED TRADE GARDEN with timber covered section and seating for approximately 50. CHILDREN'S PLAY AREA. Lined tarmacadam CAR PARK for 100 vehicles.

THE BUSINESS

The business trades as a secure parking compound for customers of Cardiff International Airport providing an off site service with mini bus transfers to and from the terminal. It operates 365 days a year with a tariff of between £45 and £75 per vehicle per week. It is generally busier during the warmer months as Cardiff Airport does not have a scheduled flight programme during the Winter season to the numerous European Ski destinations. If this gateway was opened in the future it would provide a further boost in trade.

Our clients accounts for the 12 month period ended February 2020 show sales of £576,444 from this an excellent level of net profit of circa £235,000 was achieved. The public house is currently let on a 5 year term that began in March 2022. It produces a rental income of £52,000 per annum exclusive of VAT. The agreement is excluded from the security provisions of Sections 24-28 of the 1954 Act. The business trades extremely well throughout the year and has the added benefit of the airport car park which provides a constant stream of extra potential customers whether they are about to embark on a return from their flight. In total, the business's profit was circa £287,000 per annum for the 12 month period ending February 2020.

During the recent Covid-19 pandemic the trade did fall to very low levels with the ban of international travelling, especially holidays. However since the beginning of 2022 the airport has opened for business as usual and the car park is enjoying unprecedented levels of trade. For the eleven months trade from 1 January to 30 November 2022 the business produced a net profit of £186,365. In addition to this a rental income of £52,000.

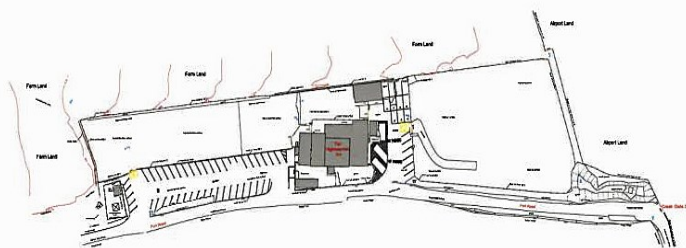
TENURE & PRICE

FREEHOLD £2,350,000 for the business to include all properties and inventory of the secure parking compound. Public house trade furniture, fixtures, fittings and effects are included.

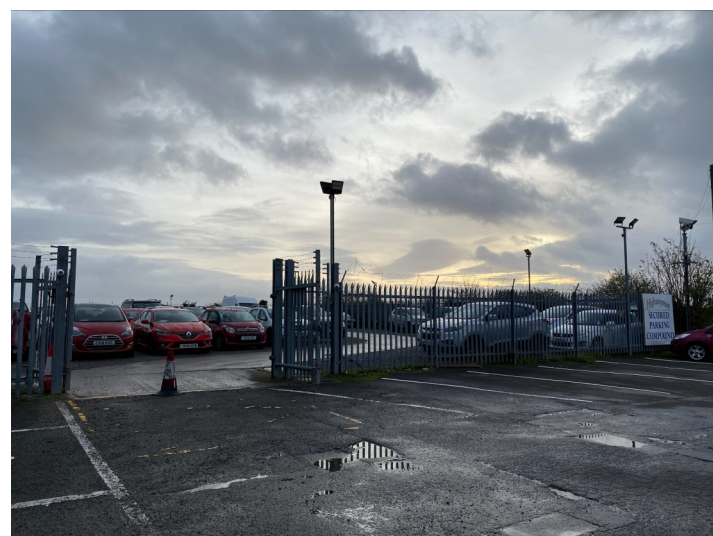
No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.





Extract of Site Survey
(not to scale)

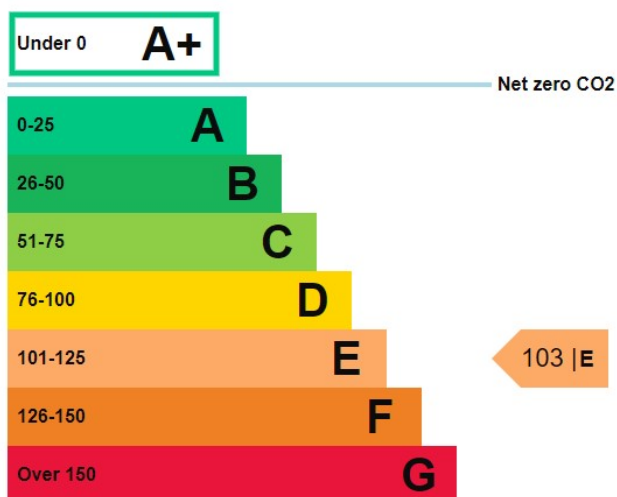


LICENCE

A Premises Licence is held at the Highwayman Inn.

SERVICES

Mains water, electric and a new Modern Digester Plant.



EPC Reference: 0450-0834-7619-5303-7002

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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