



Pit Wheel@Tregib

39 Cwmgarw Road, Upper Brynamman, Ammanford, Carmarthenshire. SA18 1BY

FOR SALE BY PUBLIC AUCTION

(UNLESS PREVIOUSLY SOLD BY PRIVATE TREATY)

To be held on the premises on Thursday 23rd February 2023 at 1pm prompt

Guide Price £150,000

- VILLAGE BAR & KITCHEN
- Substantial premises, recently refurbished
- Two easy to operate Trade Rooms
- Excellent outside Trading Area & Parking
- Spacious Owners Accommodation
- CURRENTLY CLOSED

01981 250333

wales@sidneyphillips.co.uk

SP **Sidney
Phillips**



LOCATION

A freehold freehouse located in the village of Upper Brynamman. The property is substantial and appears to be constructed mainly of stone and brick with rendered and colourwashed elevations under pitched slate roof. It has two well appointed trading areas along with extensive owners accommodation. There is a trade garden to the rear, with outstanding views of the surrounding countryside. The property has undergone a refurbishment programme and will require very little investment in the short to medium term. Despite a successful trading period, the business is now closed due to staffing issues. Upper Brynamman is located on the south side of the Black Mountains overlooking the Brecon Beacons National Park. It forms the upper part of the village which is split by the river Amman into Upper and Lower Brynamman. The river also forms the boundary between the counties of Carmarthenshire, Neath and Port Talbot. The Pit Wheel Bar & Kitchen is located alongside the main A4068 in the centre of the village surrounded by a number of residential properties and is within easy motoring distance of Ammanford (six miles) Pontardawe (seven miles) and junction 45 of the M4 motorway (13 miles) which leads on to Swansea city centre.

TRADE AREAS

BAR having part wood clad walls and wood and tile effect flooring. Fixed wall bench seating with loose dining chairs and tables for approximately 24. Contemporary BAR SERVERY. RESTAURANT having part wood clad walls and carpeted floor. Dining chairs and tables for 40 customers. CATERING KITCHEN with non-slip floor and stainless steel extraction hood. Good selection of commercial catering effects and equipment. LADIES & GENTLEMEN'S TOILETS. On level CELLAR.

OWNERS ACCOMMODATION

FIRST FLOOR : TWO LOUNGES, KITCHEN, THREE BEDROOMS. TWO BATHROOMS.

EXTERNAL

To the side and rear of the property is access to the CAR PARK for approximately 10 vehicles. To the rear is a timber constructed Smoking Solution. Timber decked marquee SEATING AREA with seating for approximately 70 customers and ample room for more standing. Outdoor television and heating.

THE BUSINESS

The business has previously traded as a village pub and destination dining venue to the surrounding area. It traded successfully for a short period under the current owners but has since struggled due to staffing issues.

LICENCE

A Premises Licence is held for the supply of alcohol Monday to Saturday 11am to midnight, Sunday 12 Noon to 11.30pm.

SERVICES

Mains electricity, water and drainage. Gas (LPG) fired central heating at first floor. Oil fired central heating at ground floor.

TENURE & GUIDE PRICE

Guide Price £150,000 Freehold to include trade furniture, fixtures, fittings and effects.

ADMINISTRATION FEE

The purchasers will be required to pay Sidney Phillips Limited an administration fee of £2,000 plus VAT on completion.

COMPLETION

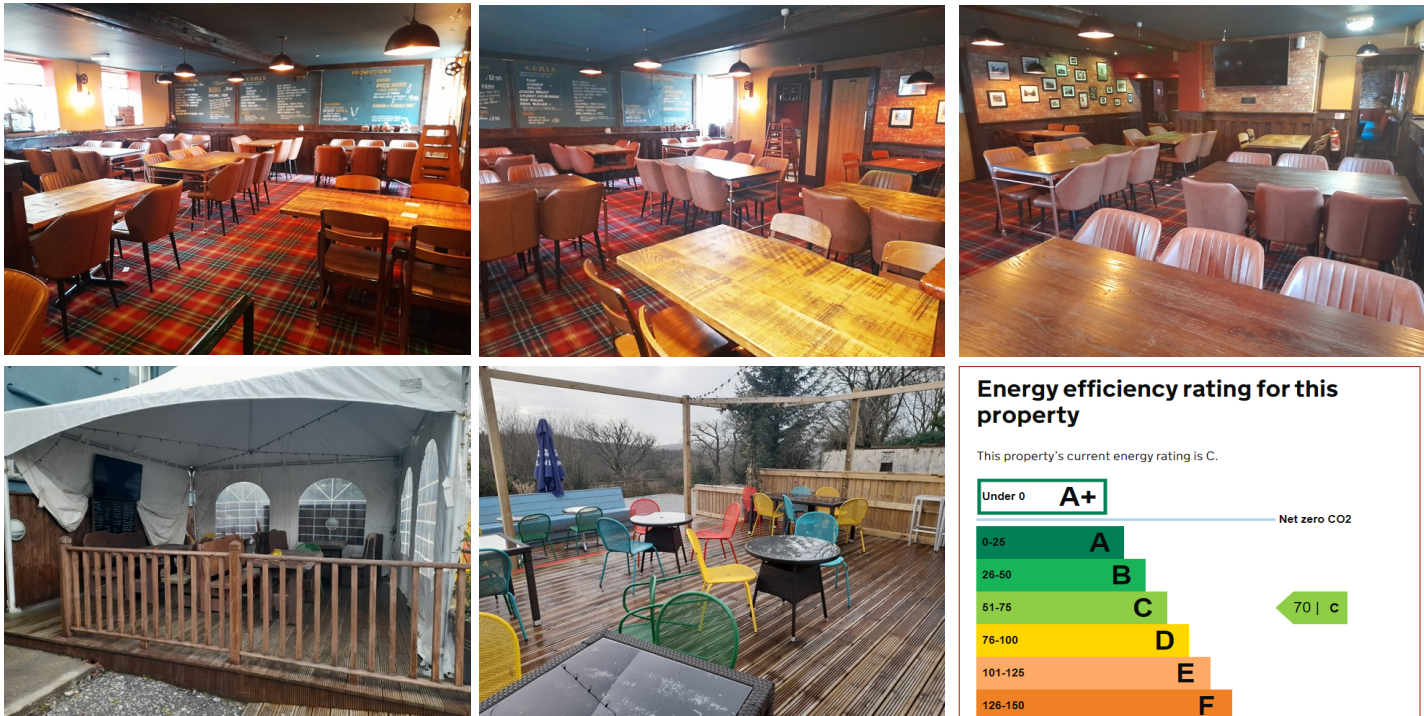
Completion to take place within 28 days of the Auction, ie 23rd February 2023.

VIEWING

Please telephone the Auctioneers on 01981 250333. VIEWING STRICTLY BY APPOINTMENT ONLY.

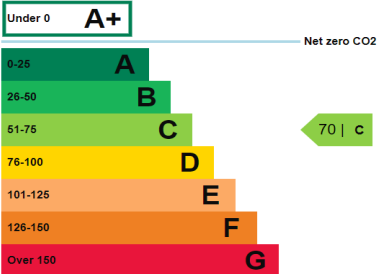
VENDORS SOLICITORS

BLB Solicitors (Stephen Bishop), 5 Roundstone Street, Trowbridge, Wiltshire. BA14 8DH
Tel 01225 755656. Email stephen.bishop@blbsolicitors.co.uk



Energy efficiency rating for this property

This property's current energy rating is C.



EPC Reference: 0940-0134-8659-0698-4006

HM Land Registry
Current title plan

 Sidney Phillips
Not to Scale
For identification purposes only

Title number **WA625522**
Ordnance Survey map reference **SN7114SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir Gaerfyrddin**



IMPORTANT NOTICE TO BE READ BY ALL BIDDERS BUYING AT AUCTION

1. The attention of prospective purchasers is drawn to the general and special conditions of sale which are available for inspection at the office of the Vendors Solicitors and at the office of the Auctioneers. Some auction packs may also be viewed on line, visit www.sidneyphillips.co.uk.

2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies. It is advisable to arrange for a survey of the property prior to the auction.

3. As soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a contract to purchase the relevant property. The purchaser is immediately at risk in relation to the property and should therefore have confirmed bank or building society finance arranged (if required) and will also be deemed to have made prior arrangements for any insurance cover that is required (see footnote).

4. On a property being knocked down, the successful bidder must immediately present to the Auctioneers Clerk his name and address and if appropriate the name and address of the person or Company on whose behalf he has been bidding. The successful bidder must sign and exchange contracts with the Vendors Solicitors prior to leaving the room and at the same time pay to the Auctioneers a deposit of 10% of the purchase price subject to a minimum of £2,000 per Lot. In default of any of the above, the Auctioneer shall be entitled as agent for the Vendor, to treat the failure or default as a repudiation and rescind the contract. Thereafter the Auctioneer shall be entitled to resubmit the property for sale and if a successful bidder does not pay a deposit and/or complete the memorandum, the Vendor reserves the right to claim any loss he suffers as a result.

5. The Vendor has a right to sell before the auction or withdraw the lot and neither the Auctioneer nor the Vendor is responsible for any abortive costs, loss or damages of a prospective purchaser. Information as to pre-sale or withdrawal of a lot can be obtained from enquiry of the Auctioneers at any time prior to the auction but valid only up to the time of enquiry.

6. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the property is expressed to be subject or have the benefit of and in respect of any contents, fixtures and fittings expressed to be included in the sale by making an inspection of the property and all the necessary enquiries with Sidney Phillips, the Vendor, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.

7. All location plans published in the particulars of sale are copyright and are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold but are for identification purposes only. The boundary lines and numbers on the photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold. Purchasers are advised to view the special conditions in respect of the precise interest to be conveyed.

8. Any guide prices issued or any estimates or values mentioned in negotiations or discussions with the Auctioneers or any of their representatives cannot be relied upon by a prospective purchaser as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies or other authorities. In all respects prospective purchasers are deemed to have relied upon their own knowledge or the advice of their own professional or other advisors.

9. Inspection of investment properties is by courtesy of the tenant. Inspection of properties with vacant possession only by arrangement with the Auctioneers. Interested parties should ring the office to discuss viewing arrangements or book appointments before making their journey.

10. The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have NOT been tested by the Selling Agents. Prospective purchasers should therefore undertake their own investigations/survey to clarify the suitability of such services to meet their particular requirements.

11. The dimensions and/or areas shown in this catalogue are intended to be accurate to within + 5% of the figure shown. If greater accuracy is required we advise intending purchasers to carry out check measuring.

12. We are advised by the Vendor, where appropriate, that an EPC (Energy Performance Certificate) has been commissioned and will be available within the legal pack.

PROPERTY INSURANCE

Once the hammer falls at a Property Auction the purchaser becomes liable for the insurance of the property he has bought. If any purchasers require insurance cover please consult the Auctioneers.

GUIDE PRICE

The Auctioneers have indicated a guide price. No responsibility can be accepted for the accuracy of guide prices provided. Guides are provided as an indication of each Seller's expectation. They are not necessarily figures which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve which is a figure below which the Auctioneer cannot sell the Lot during the Auction. Please check our website at:- www.sidneyphillips.co.uk or telephone the office on 01981 250333 in order to stay fully informed.

CONDITIONS OF SALE

The Lot will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale which have been settled by the Vendor's Solicitors. These conditions may be inspected during the usual office hours at the offices of the Vendor's Solicitors, mentioned in these particulars, during the five days (exclusive of Saturday and Sunday), immediately before and exclusive of the day of the sale. Some auction packs may be viewed online, visit www.sidneyphillips.co.uk.

The conditions may also be inspected in the Sale Room at the time of the sale, but they will NOT then be read. The purchaser/s shall be deemed to bid on those terms, whether he shall have inspected the Conditions or not.

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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MISREPRESENTATIONS ACT 1967

The Agents for themselves and for the Vendors of this property, whose Agents they are, give notice that:-

These particulars do not constitute any part of an offer, or a contract. All the statements contained in these particulars are made without responsibility and are not to be relied on as statements or representations of fact and they do not make or give any representations or warranty whatsoever in relation to this Lot. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

MONEY LAUNDERING REGULATIONS 2017

These regulations cover the activities of service providers amongst many, which includes Estate Agents and Auctioneers. These requirements apply to all property auctions. In line with banks, IFAs and other providers of professional services we will now be required to seek proof of the buyer's identity.

Deposits - Deposits will be payable immediately following the fall of the hammer. Payment is required by bankers draft, or cheque.

All successful bidders must provide proof of identity and address to the Auctioneers immediately after the fall of the hammer (when completing the Purchaser's Slip) as follows (one document from each list).

IDENTITY DOCUMENTS

Current signed Passport
Current full UK/EU Photo Card Driving Licence (1)
Current full UK Driving Licence (old style) (1) (Provisional Driving Licence will not be accepted)
Resident Permit issued the Home Office to EU Nations
Inland Revenue Tax Notification
Firearms Certificate
These items may be used to evidence identity or address but not both.

EVIDENCE OF ADDRESS

Current full UK Driving Licence (old style) (1) (Provisional Driving Licence will not be accepted)
A utility bill issued within the last 3 months (but not mobile phone bills)
Local Authority tax bill (valid for the current year)
Bank, Building Society or Credit Union statement containing a current address
The most recent original mortgage statement from a UK lender

If the buyer's details are different from the successful bidder's, then the buyer will also be required to submit their details and this will be requested from the buyer's solicitor following the auction.

Failure to comply with the above could invalidate your bid and purchase of any Lot.

GUIDE PRICE

PRIOR SALE/WITHDRAWAL - The vendor reserves the right to withdraw the property or sell by private treaty prior to auction. Please check with the Sidney Phillips office before travelling to attend the auction.

STOCK IN TRADE - All wet and dry stock in trade, returnable containers and bar glassware to be taken over at valuation on completion.

VAT - VAT may apply on the sale of this property. This will be levied on the specific proportion of the price of the freehold property at the prevailing rate. Purchasers may wish to satisfy themselves by independent professional advice that this VAT may be reclaimed.

CONDITIONS OF SALE - The property will, unless sold prior or withdrawn, be sold subject to Special and General Conditions of sale which have been prepared by the Vendors' Solicitors. These Conditions will be available for inspection at the offices of the Vendors Solicitors.

RESERVE/BIDDING - The property will be offered subject to a reserve price and the vendor and their Agents further reserve the right to bid at the Auction.

DEPOSIT - The purchaser will be required to pay a 10% deposit in the sale room immediately the Auction is concluded.

COMPLETION DATE - This will be announced at the time of the Auction.

SERVICES AND EQUIPMENT - Reference to any service, equipment, fixture or fitting shall not constitute a representation as to its condition or that it is capable of fulfilling its intended function. Applicants should satisfy themselves as to the fitness of such items for their requirements.

BREWERS EQUIPMENT - Dispensing and other equipment for beers, wines and spirits, not specifically mentioned remain the property of the Brewery or other Suppliers in accordance with the usual custom in the licensed trade.

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

All negotiations must be conducted through Sidney Phillips Limited (trading as Sidney Phillips). These particulars do not constitute any part of an offer or contract and properties are offered subject to being sold, let or withdrawn without notice at any time and without liability for any expenses incurred by applicants. All statements and descriptions are made without responsibility or warranty by us, the vendors or lessors. Intending purchasers/applicants must check for themselves.

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