



Cwmffrwdroer Sports Club

Gwenalt Industrial Estate, Pontnewynydd, Pontypool, NP4 6PQ

Freehold £190,000

- Sports club
- Lounge bar and players' lounge
- Changing rooms
- Car park and garden
- Secure site on edge of industrial park
- Lock-up

Ref: 95252

01981 250333

wales@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The village of Pontnewynydd is situated on the northwest outskirts of the town of Pontypool, formerly in the historic county of Monmouthshire and now in the administrative district of Torfaen. It stands just off the A4043, approximately two miles north of Pontypool centre.

The Cwmffrwdroer Sports Club is located at the edge of the village within a light industrial area. The property, which was built in 2000, appears to be constructed of mainly block and brick, with colourwashed elevations under a pitched roof. It offers well planned and easy to operate accommodation, providing two trading rooms, two large changing rooms and ancillary areas. It also has outdoor space with a secure car park and garden.

TRADE AREAS

Entrance vestibule leading into SPORTS BAR, being a room of good size, seating 60 customers with ample room for more standing. It has a SERVERY, carpeted floor with dance floor area and stage.

KITCHEN with nonslip floor, domestic style fitted units and commercial cooker.

LADIES', GENTLEMEN'S and DISABLED TOILETS.

LAUNDRY ROOM.

PLAYERS' LOUNGE: Seating 40 with ample room for more standing. Servery and darts oche.

VISITORS' CHANGING ROOM: With space for approximately 30 occupants, having quarry tile floor, bench seating, 5 shower cubicles and WC.

HOME CHANGING ROOM: Slightly larger, with 7 shower cubicles and seating for 35.

PHYSIO ROOM, named 'Cwmffrwdroer Sports Club', with shower. This room was officially opened on 25 August 2000 by Dick Lamrick and Peter Nicholas.

On level CELLAR next to the sports lounge/function room.

EXTERNAL

Access from the main road to hardcore CAR PARK for approximately ten vehicles. There is AstroTurf which could accommodate a further six vehicles. Block paved seating area. Lawned area with metal fencing.

To the side of the property is a PRIVATE YARD with block built STORAGE SHED.

THE BUSINESS

Cwmffrwdor Sports Club is currently closed, but traditionally operated in tandem with Cwmffrwdor Football Club which also closed post-Covid. The sports club stopped trading in April 2024; prior to Covid, the business achieved sales in the region of £100,000 inclusive of VAT, based on two days' and one evening's trade.



TENURE & PRICE

FREEHOLD £190,000 to include trade furniture, fixtures, fittings and effects.

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

Viewing strictly by appointment only.

LICENCE

A Premises Licence is held permitting the retail of alcohol between the hours of:

Monday to Thursday: 08:00—00:00

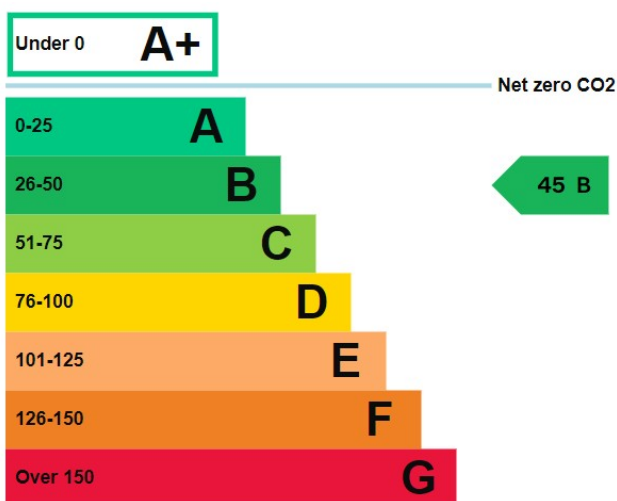
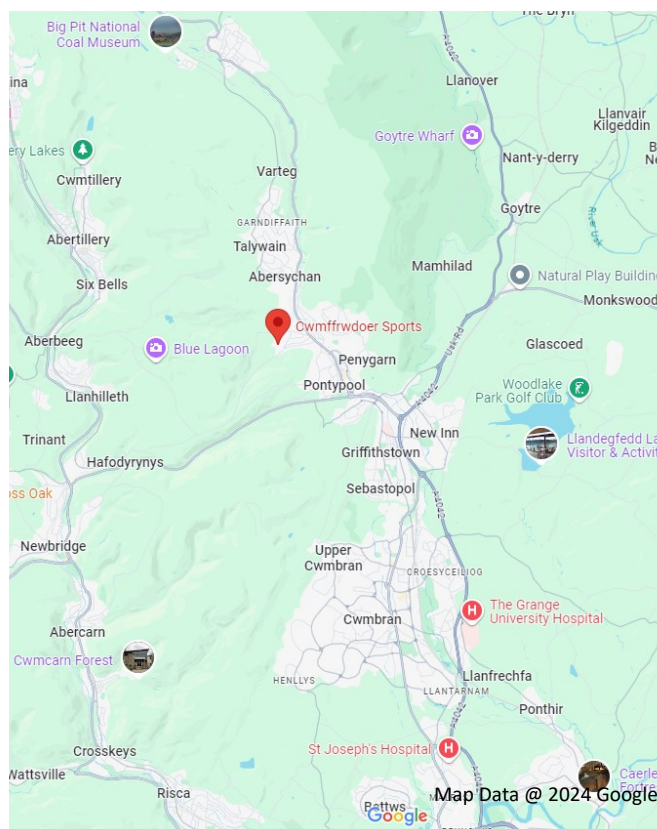
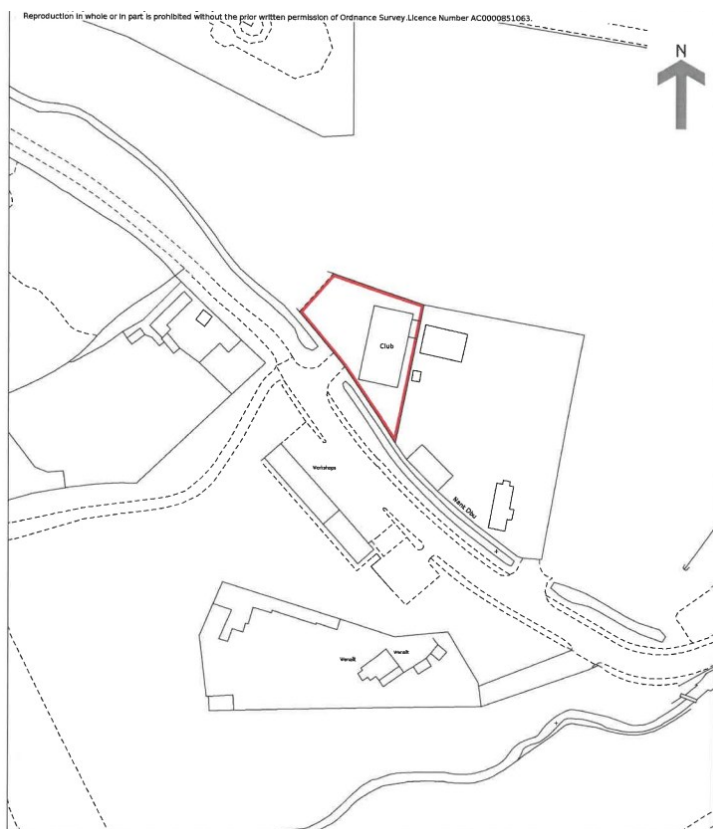
Fridays and Saturdays: 08:00—01:00

Sundays: 08:00—00:00

SERVICES

Mains water, electricity and drainage. LPG used for heating and cooking.

Local Authority: Torfaen County Borough Council.



BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: 6500-4562-1813-0890-4926

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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