



Old Glais Inn

625 Birchgrove Road, Glais, Swansea. SA7 9EN

Freehold £250,000 or Tenancy £20,000

- SWANSEA VALLEY - VILLAGE PUB & RESTAURANT
- Village pub and destination dining venue
- Sought after village location close to Swansea & M4
- Well appointed property, recently refurbished to an excellent standard
- Interconnecting Public & Lounge Bars
- Self contained Carvery Restaurant and outside eating areas
- CURRENTLY CLOSED

Ref: 91725

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SP Sidney
Phillips



LOCATION

The Old Glais Inn is a village pub and destination dining venue which has recently undergone an excellent refurbishment programme to the trading areas. The property appears to be constructed mainly of stone and brick with rendered and colourwashed elevations under a pitched tiled roof. It offers well planned and easy to operate trading areas with private accommodation above. It also benefits from good outside trading areas and an extensive car park. The business has recently traded under management and proved successful for a period, but due to staffing issues the vendors have decided to close the business and dispose of the premises.

The sought after village of Glais stands in the rural Swansea Valley just north of Swansea City. It is a popular residential area for those working in nearby Swansea, Neath and Pontardawe. The Old Glais also benefits from the excellent communication links, being just a few miles from junctions 44 and 45 of the M4 motorway. Brecon Beacons National Park is less than 30 minutes' drive north.

TRADE AREAS

PUBLIC BAR having stripped wood effect flooring and part wood clad walls. Fixed wall leather upholstered bench seating with matching upholstered chairs to pub style tables, for approximately 24 seated and with ample room for more standing. Pool table and large screen projector TV. Bar counter with wood panelled front from interconnecting SERVERY.

LOUNGE BAR with part exposed beam effect ceiling and part wood panelled walls. Carpeted and exposed wood effect flooring. Fixed bench seating with matching upholstered chairs to pub style tables for 24. Wood panelled front bar counter to interconnecting SERVERY.

RESTAURANT having stripped wood effect flooring and part timber clad wall. Seating for 46. **CARVERY** counter with direct access from the catering kitchen. Small independent **SERVERY**. **CATERING KITCHEN** having non slip floor, tiled walls and extraction hood. Good selection of commercial catering equipment and effects. Small adjoining **WASH-UP/PREPARATION ROOM**. Two sets of **LADIES & GENTLEMENS TOILETS**. On level **CELLAR**.

OWNERS ACCOMMODATION

(NOT CURRENTLY UTILISED)

FIRST FLOOR : KITCHEN, LOUNGE and 2 DOUBLE BEDROOMS. BATHROOM.

EXTERNAL

To the side and rear of the property we have a large draw-on tarmacadamed **CAR PARK** with spaces for approximately 40 vehicles. Hard-standing trade area with space for seating. Timber decked seating area with space for 30.

THE BUSINESS

The business has briefly traded as a village pub and destination dining venue to the surrounding area.

We understand it has been trading successfully, but due to staffing issues and the recent Covid-19 Pandemic with its associated restrictions, the business has had to close. The vendors have now decided to sell the freehold interest of the property.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.

Swansea Council—01792 636000

Rateable Value : £8,400

Business Rates Payable : £4,494

Private Accommodation Tax Band : B

Private Accommodation Rates Payable £1,350.27



TENURE & PRICE

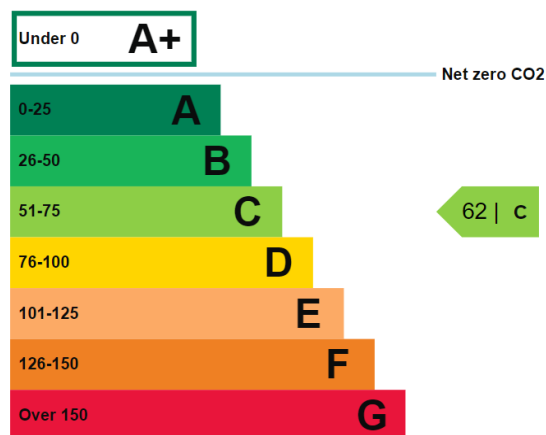
FREEHOLD £250,000 to include trade furniture, fixtures, fittings and effects.

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

Alternatively:

TENANCY PREMIUM	£20,000 to include the trade furniture, fixtures, fittings and effects.
TERM	For a term of three years.
LANDLORD & TENANT ACT 1954	Protected by the security provision of Sections 24 through to 28 of the Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable.
DEPOSIT	The successful applicant will be required to lodge with the freeholder a deposit equivalent to £5,000. At the end of the term if all of the tenant's repair and maintenance covenants have been adhered to and there are no other outstanding monies or liabilities the balance of the fund will be returned to the tenant.
RENT	Annual rent £21,600 exclusive of VAT to be paid monthly in advance.
RENT REVIEW	At the beginning of any subsequent term.
REPAIR LIABILITY	Full repairing and insuring agreement.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent. The Tenant to insure for all other insurances in relation to running a business of this type.
TIE	Free of all trade ties.

This property's current energy rating is C.



EPC Reference: 0270-0138-5449-3109-2002

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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