



Lord Nelson

Heol Evan Wynne, Pontlloftyn, Bargoed, Caerphilly, Glamorgan. CF81 9PQ

Tenure: Freehold

Price: £295,000

Ref: 95857

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Presented in excellent order throughout
- Four en suite letting bedrooms
- Well appointed open plan lounge bar
- 2 bedroom owners accommodation & parking to front
- Potential lawned trade garden and beer patio
- Current sales approximately £240,000 exclusive of VAT

Location

The village of Pontlottyn is located within the picturesque Rhymney Valley, just to the west of the Rhymney river. The village grew during the industrial revolution but is now home to a thriving community with a busy village centre, including a number of shops and public houses. It also enjoys a railway link, via the Rhymney line of the transport for Wales service, directly to Cardiff.

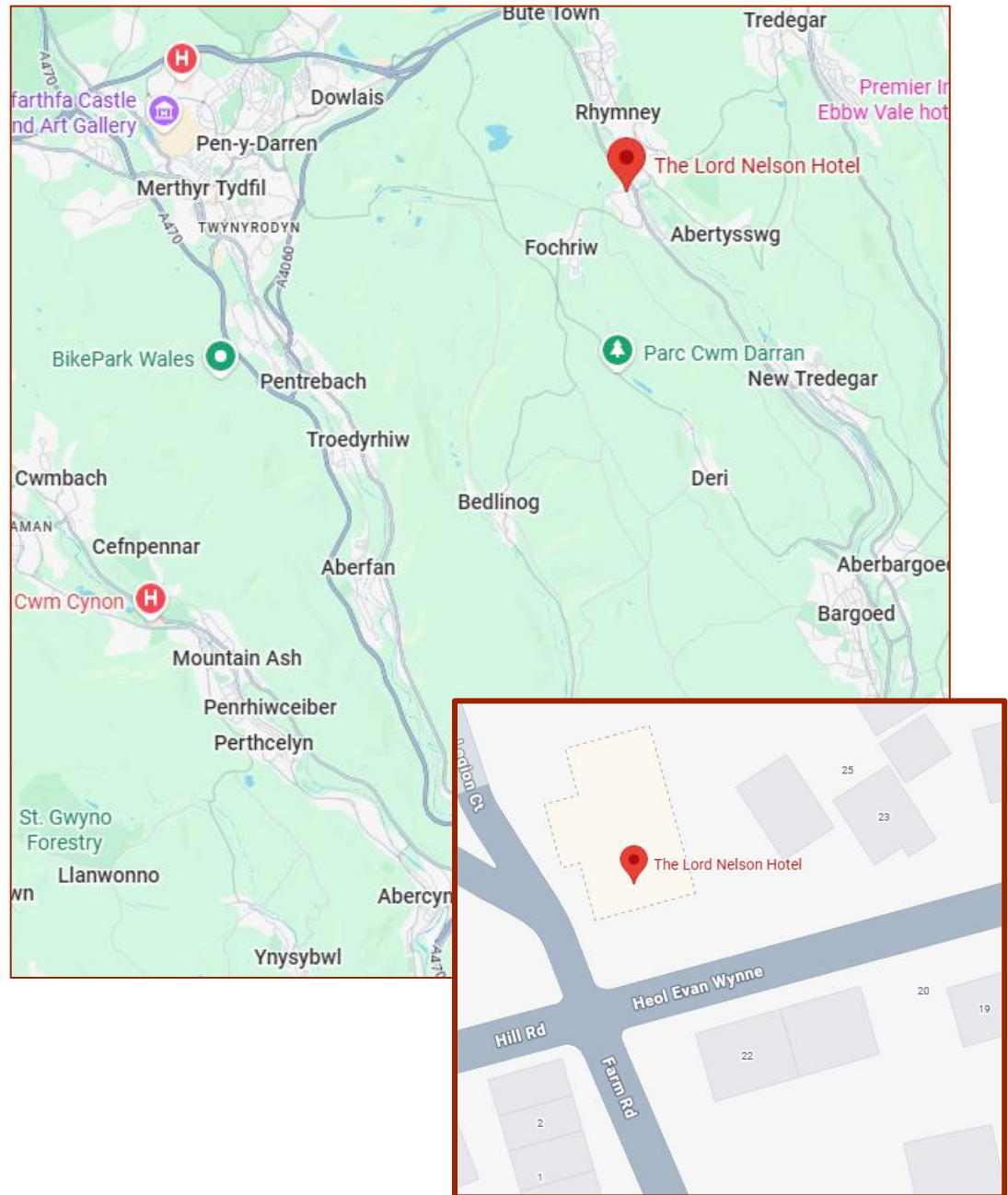
It is a picturesque part of Wales that sits on the southern border of the Brecon Beacons National Park, and is close to a number of other attractions in the area, one of the most prevalent being Bike Park Wales, located only nine miles distant.

The Property

The Lord Nelson Inn is located just off the centre of the village, being a substantial and well-appointed village inn that provides a large and easy to operate lounge bar, along with four well-appointed en suite letting bedrooms.

It also has comfortable owners accommodation, car parking and two outside areas that can be purposed for trade or private use. The premises have been operated by the current owners since 2006, during which time it has been completely renovated.

The accommodation briefly consists of the following:-



Trade Areas

Front entrance leading into large open plan LOUNGE BAR, RESTAURANT and GAMES ROOM seating 80 comfortably. Wood panel fronted bar counter. A mixture of carpeted, tiled and stripped wood floor. Part wood panelled walls. Brick chimney with open fire. GAMES AREA with pool table, juke box and AWP machine. Stage.

KITCHEN with stainless steel extraction, part tiled walls and nonslip floor. Selection of commercial and domestic catering effects and equipment. LADIES' & GENTLEMEN'S TOILETS.

BASEMENT with drop from the front of the property. KEG CELLAR and two STORES.

Owners' Accommodation

KITCHEN with fitted units, large PRIVATE LOUNGE. Spacious BATHROOM incorporating Laundry Storage. Two DOUBLE BEDROOMS.

Letting Accommodation

BEDROOM 1 (twin) with EN SUITE SHOWER ROOM

BEDROOM 2 (twin) with EN SUITE SHOWER ROOM

BEDROOM 3 (double) with EN SUITE SHOWER ROOM

BEDROOM 4 (triple) with EN SUITE SHOWER ROOM

External

To the front of the property is a draw on CAR PARK for approximately six vehicles. Wall enclosed SEATING AREA with fixed timber bench seating for up to 20.

To the side is a lawned former TRADE GARDEN, currently not used but suitable to be reintroduced to the business if required.





The Business

The business trades as both a village pub to the local community and guest house to those visiting the area for business and holiday.

The pub side of the business operates seven days per week between the hours of 12:00-14:30, then reopening 16:00-23:00 Monday to Thursday, 12:00-00:00 Friday and Saturday, and 12:00-18:30 Sunday. It offers food and drink and is well known for its Sunday lunches.

The letting accommodation is offered seven days per week at a rate of £75 per room to include breakfast. The business enjoys an excellent level of income from food, drink and accommodation.

The owners accounting information for the financial year ended 31 March 2023 provide evidence exclusive of VAT of approximately £240,000, working on an excellent level of gross and net profit.

Tenure & Price

FREEHOLD £295,000 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.

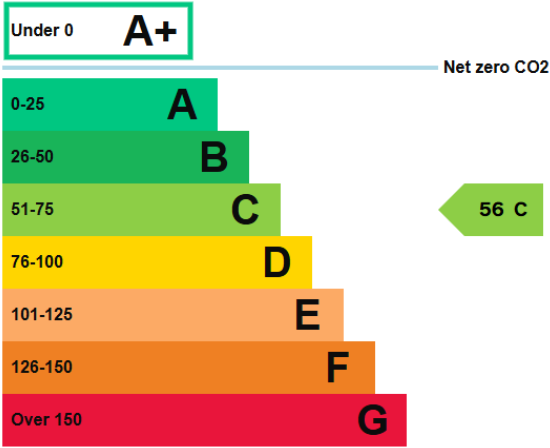
Services

All mains services are connected.

Rateable Value: TBC

Local Authority: Caerphilly County Borough Council

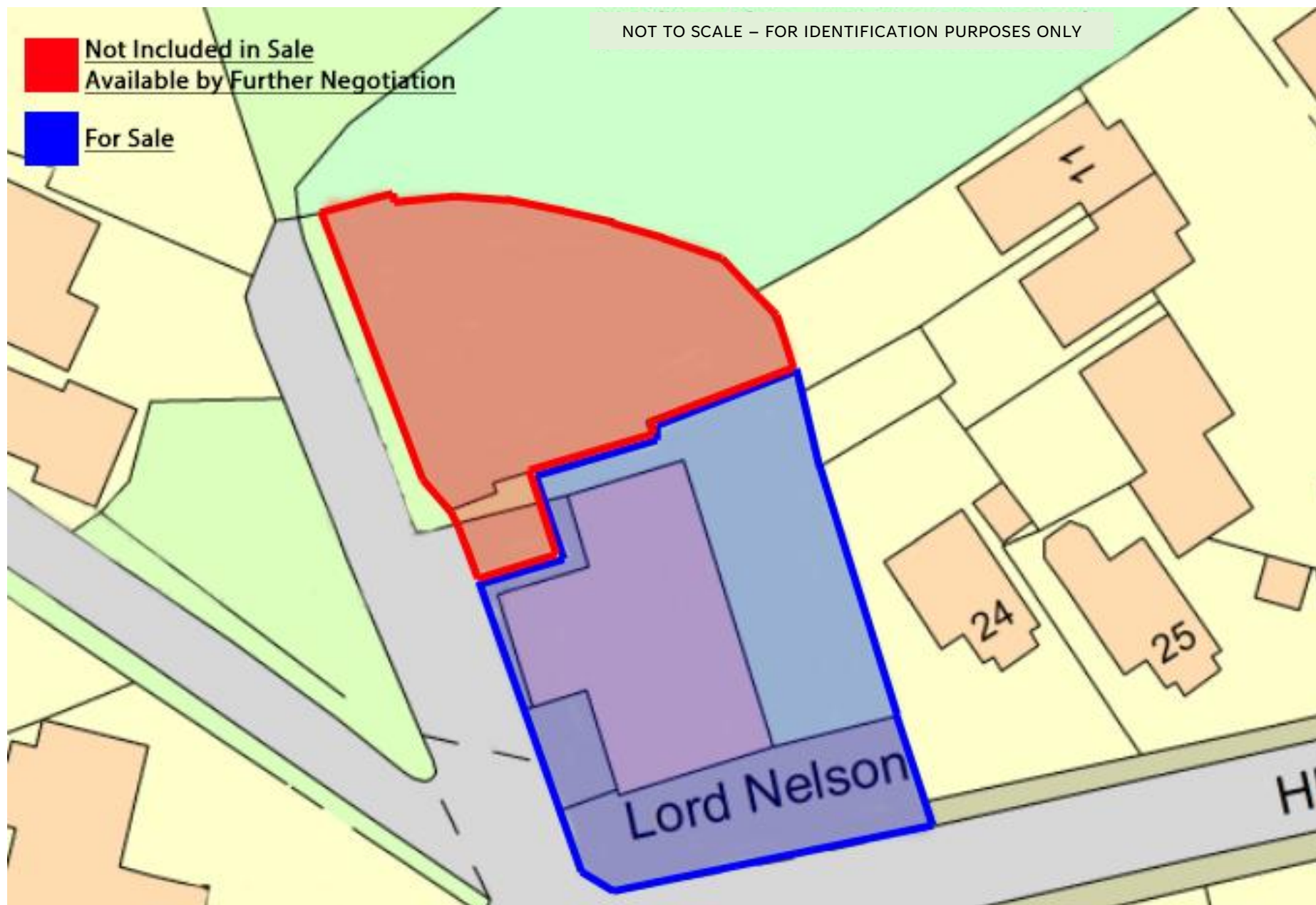




NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

 Not Included in Sale
Available by Further Negotiation

 For Sale





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



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europe@sidneyphillips.co.uk

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