



Chaplins

17 Commercial Street, Maesteg, Glamorgan CF34 9FE

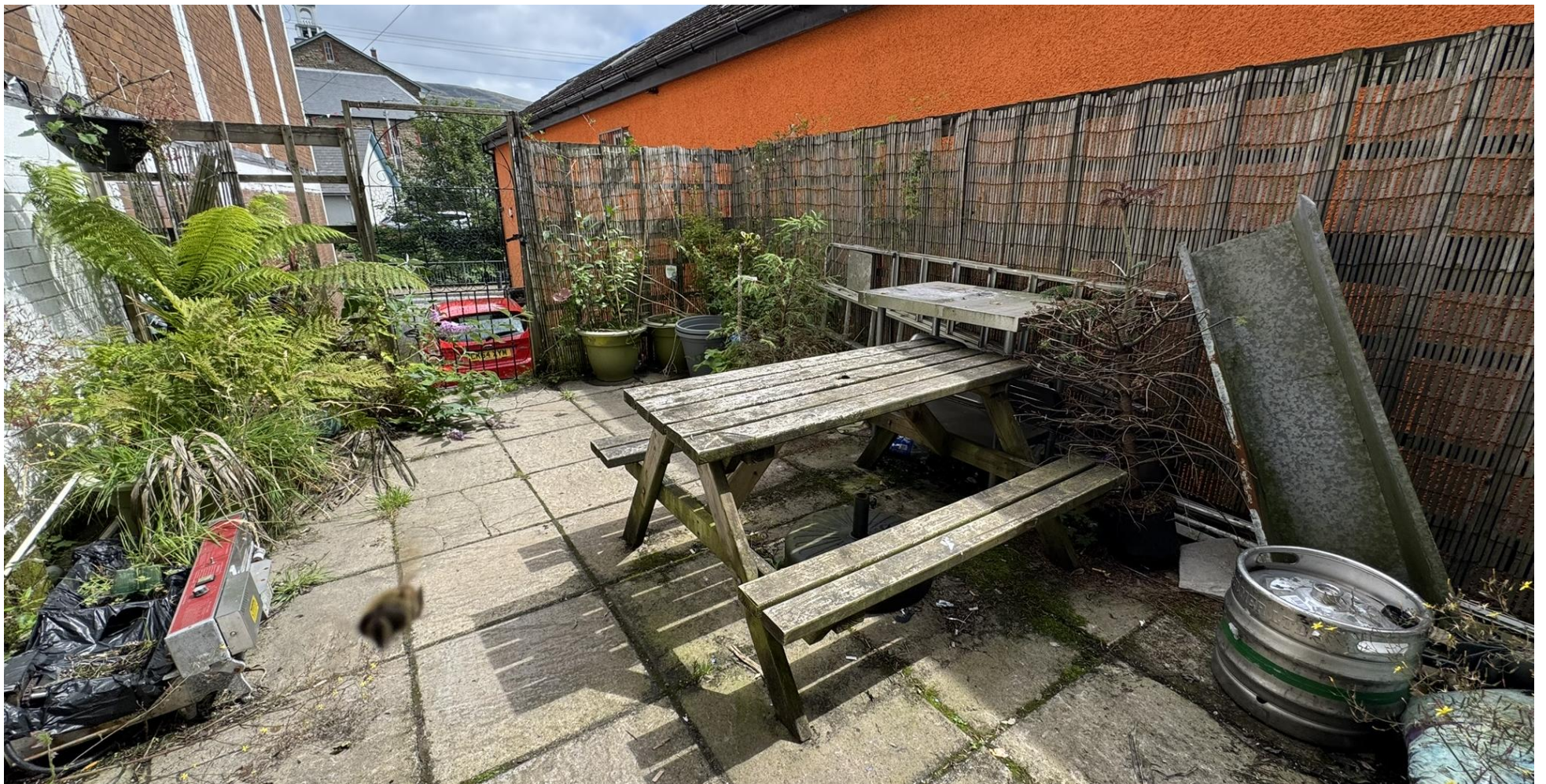
Tenure: Freehold

Price: £175,000

Ref: 95888

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Wet-led public house
- Town centre location
- Four-storey layout
- Beer patio and rear access
- Potential for mixed use conversion
- Vacant possession on completion

Location

The town of Maesteg is located within the heart of the Llynfi Valley, approximately 7 miles north of Junction 36 of the M4 motorway. It is the largest town within the valley and acts as the administrative and commercial centre for the surrounding region.

The subject premises are located on Commercial Street at the centre of the town, amongst a large number of retail and licensed premises.

The Property

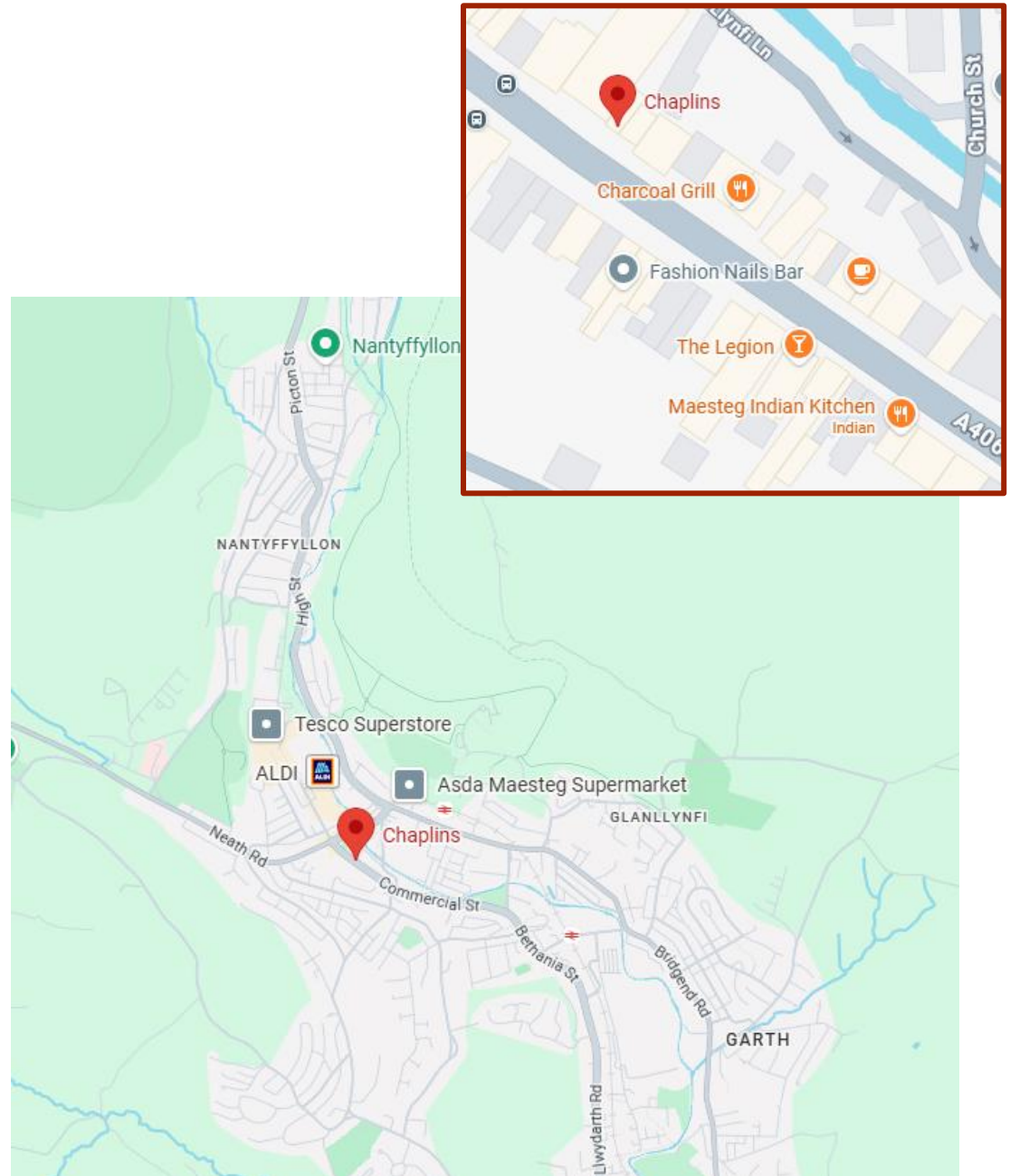
The premises are terraced, offering trading areas on upper and lower ground floors with the possibility, if required, of a flat above. The premises have previously operated as a bar and restaurant, although they are equally well-suited for use as a nightclub.

Trade Areas

Ground floor

The main entrance leads directly to the BAR AREA, positioned on the right and fitted with nonslip flooring. There is a linear DINING SPACE with stripped wood flooring, furnished with tables and chairs to accommodate approximately 30 customers.

A staircase to the right provides access to the lower ground floor. Towards the rear of the premises is a split level room with carpet flooring, offering additional space and access to the WC facilities.



Lower Ground Floor

Internal stair access and rear external access to a two-section TRADING AREA on a split level, featuring tile and stripped wood floor. The area accommodates tables and chairs for approximately 20 customers. There is a small BAR with access to a STORE and CELLAR behind.

First Floor (not inspected)

LADIES' and GENTLEMEN'S toilet cubicles.

Second Floor

Former PREPARATION ROOM with potential to be converted into a flat.

Owners' Accommodation

Third Floor

STUDIO FLAT with WC facilities.

External

BEER GARDEN with access to the owners' CAR PARK.

The Business

The business operates as a traditional wet-led public house currently trading under a tenancy agreement, but the vendor has advised that it may be purchased with vacant possession.

The business operates on limited hours, opening from 4.30pm to 11.00pm on weekdays and 6.30pm to 11.00pm at weekends, providing scope for increased trading hours or operational changes.

The venue also offers potential for alternative uses, including nightclub operation. The permitted opening hours are from 10.00am to 2.00am.

As the business is leased to a third party, no trade accounts are available. No trade is warranted or sold as part of the transaction.



Tenure & Price

Freehold £175,000 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 full Premises Licence is held permitting the retail of alcohol:

Monday to Saturday: 10.00am to 2.00am

Sunday: 10.00am to 1.00am

Services

All mains services are connected.

Local Authority: Bridgend County Borough Council.

Rateable value: £4,200.





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Business Mortgages

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We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

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