



The New Lodge

80-82 Alltwen Hill, Pontardawe, Swansea. SA8 3BP

- Swansea Valley Village Centre Inn
- Well appointed Property
- Lounge & two separate Dining Sections (80)
- Eight en suite Letting Bedrooms
- Owners Accommodation
- Garden and Car Parking
- T/O £200,000 per annum with scope

Freehold | £325,000



LOCATION

The village of Alltwn stands in the Swansea Valley just one mile outside the small market town of Pontardawe off the main A4062 which links the City of Swansea with the Brecon Beacons to the north. The City of Swansea is nine miles to the south and the Brecon Beacons National Park eight miles to the north.

The New Lodge (formerly the Pen-yr-Allt Inn) stands in an elevated position in the centre of the village commanding outstanding views over the valley and towards Swansea Bay. It is immaculately presented offering quality bar and dining facilities as well as eight en suite letting bedrooms, owners accommodation and potential to expand to the second floor loft area. The property has a healthy, well established level of trade and needs little or no investment for a going concern purchaser.

PROPERTY

GROUND FLOOR

L-shaped MAIN BAR arranged around a CENTRAL SERVERY which has a slate mosaic front. The room is carpeted, has traditional seating including pews, mates, wheelback and captain style chairs, and is currently arranged for 36+ customers/diners and with further seating to the servery area. There is an open fireplace having cast iron back fitting with enamel tiled insets, and a real effect gas fire installed. Steps down into a further DINING AREA which has a boarded floor and contemporary style seating currently arranged for a further 16 diners. Further RESTAURANT AREA which has a boarded floor and traditional style seating for 26 or so customers. This room is also utilised as a small function FUNCTION ROOM having a wide screen television. Direct access onto a trade garden via full length glazed patio doors.

The CATERING KITCHEN is conveniently centrally located between all the trading areas. It is well appointed, comprehensively equipped with full selection of stainless steel catering effects and work surfaces, Altro non slip flooring and ceiling fitted two section galvanised extraction canopy.

Centrally located and conveniently located for all trading areas are the LADIES and GENTLEMEN'S TOILETS.

LETTING ACCOMMODATION

At first floor level are SEVEN EN SUITE LETTING BEDROOMS all appointed to a very high standard, having full bedroom suite, tea/coffee making facilities, television etc. There are four double, one twin and two singles. All have en suite shower rooms. Off the landing is a large LAUNDRY ROOM/LINEN STORE.

LETTING BEDROOM 8 is located at ground floor and is independent of the pub. It consists of LOUNGE, DOUBLE BEDROOM and SHOWER ROOM with wash hand basin, WC and shower.

OWNERS ACCOMMODATION

Located at first floor comprising:- LOUNGE, BEDROOM 1 (single), BEDROOM 2 (double). BEDROOM 3 (single). SHOWER ROOM with wash hand basin, WC and shower.

We are advised there is a LARGE LOFT AREA with high ceiling which could easily convert to private or commercial accommodation.

EXTERNAL

There is an enclosed PATIO BEER GARDEN with direct access from the lower restaurant area with seating for approaching 40 customers. There is further bench seating to the front of the property. Lined CAR PARK for 15 vehicles.

THE BUSINESS

Our clients have operated the New Lodge since 2015 and have improved the fabric of the building considerably during that period. A very healthy level of trade has been established, with accounts for the last financial year expected to show takings net of VAT of £200,000. This trade is split 50% wet sales, 25% food sales, and 25% from the letting accommodation.

Our clients feel there is still considerable scope to develop the hotel side of the business. It should also be noted that letting bedroom 7, a double, has only just been completed and therefore has not yet produced any income for the business.

TENURE & PRICE

FREEHOLD £325,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

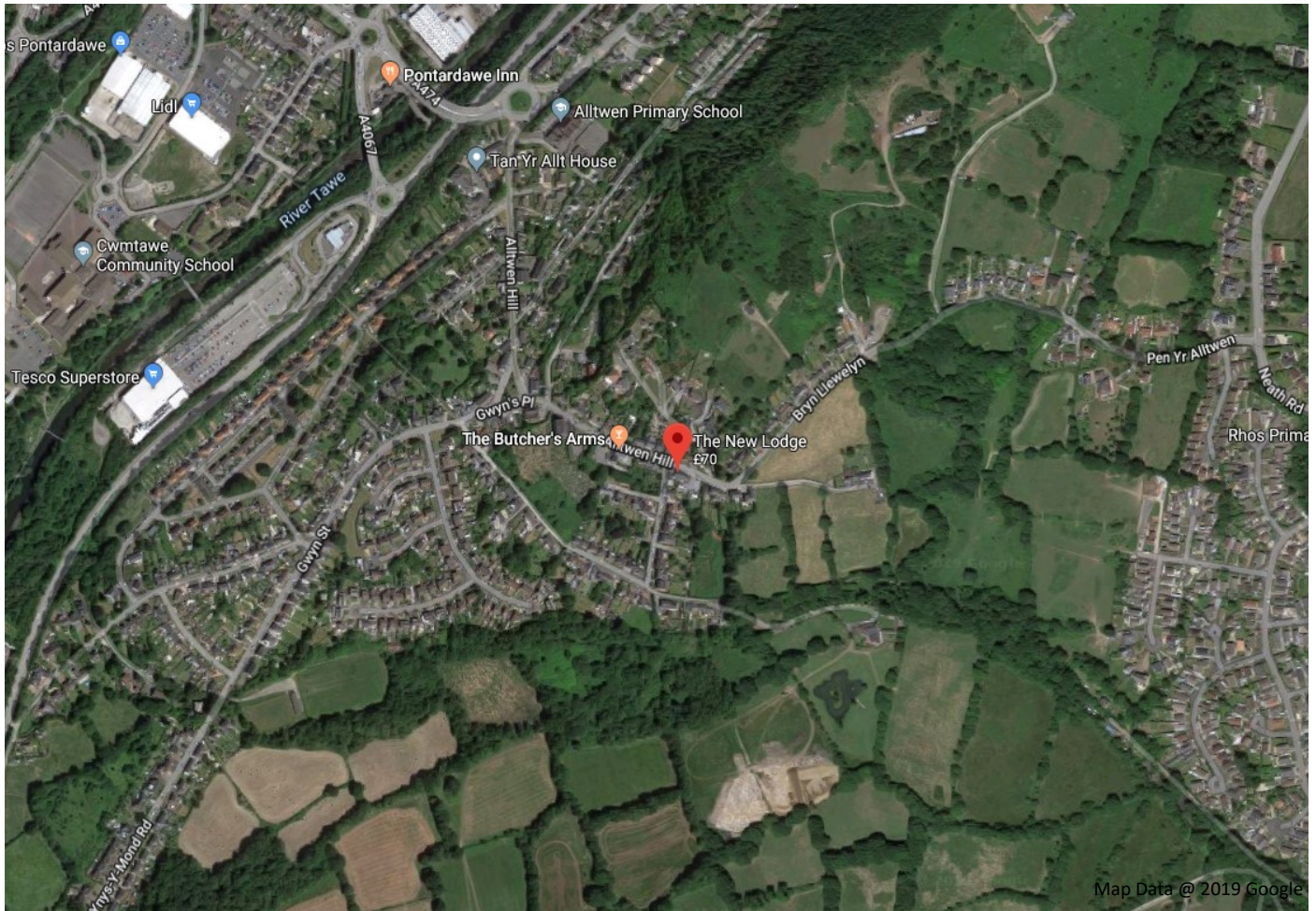


LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 11.00 am and 11.00 pm Monday through to Saturday and between the hours of 12 noon and 10.30 pm on Sundays.

SERVICES

All mains services are connected
Gas fired central heating



More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

44

This is how energy efficient the building is.

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

EPC Reference: 0920-5909-0341-5920-1040

BUSINESS MORTGAGES – 01834 849795

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