



Kitty O'Sheas

6 James Street, Pontardawe, Swansea. SA8 4LR

Freehold £225,000

- Edge of busy Town Centre
- Trading as late night Bar
- Late licence until 4 am at weekend
- Large open plan Trading Area/former Meeting/Function Room
- 3 Bedroom Owners Accommodation
- Beer Patio with Smoking Solution
- Operated on limited hours

Ref: 314

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SP Sidney
Phillips



LOCATION

The town of Pontardawe is situated in the Swansea Valley on the banks of the River Tawe beside the main A4067. It is approximately four miles north of the City of Swansea, three miles from junction 45 of the M4 motorway and eight miles from the southern border of Brecon Beacons National Park. The town has a population of some 6,000 and is a busy retail and leisure destination for the surrounding small towns and villages.

Kitty O'Sheas is located in the town centre in the main retail area and leisure circuit. The business is widely regarded as Pontardawe and the surrounding areas' best known late night bar, currently operating into the early hours on Friday, Saturday and Sunday evenings. The property is substantial and appears to be constructed mainly of stone and brick with rendered and colourwashed elevations, under a pitched tiled roof. It offers a large open plan trading area with additional outside space. The property also offers a large unused first floor area, formerly an owners flat and meeting/function room.

The business has been developed as a late night venue by our clients who are now of the opinion that it is time to retire and allow new owners to take the business forward.

TRADE AREAS

GROUND FLOOR : Front entrance leading into open plan **TRADING AREAS** arranged around a central horseshoe shaped **BAR SERVERY** with wood panelled front. Linoleum floor covering and an eclectic mix of tables, chairs and seating for 100 customers, with ample room for more standing. Double access to the side lean-to **ROOM** having tiled floor, currently to seat 60 but normally utilised a standing area. Door to rear garden. Two **GENTLEMENS** and one **LADIES WC**. Store Room.

FIRST FLOOR (currently used for storage). Large former **MEETING/FUNCTION ROOM** currently subdivided to provide store room and office.

OWNERS ACCOMMODATION

FIRST FLOOR : **KITCHEN**, **LOUNGE**, 3 **BEDROOMS** (double) and **BATHROOM**. This area has not been occupied for several years.

EXTERNAL

Rear garden with **SMOKING SOLUTION** and seating for 40.

THE BUSINESS

The business trades as a late night bar taking advantage of its excellent town centre location and late licence. It operates on limited hours being Friday, Saturday and Sunday evenings, which has proved to be very successful; 6pm to 4am Friday and Saturday, 7pm and 2am Sunday. Private bookings are available during the week if required.

Our client's financial accounts for the year 2020 are expected to show sales net of VAT in the region of £110,000. Accounting information will be made available to seriously interested parties post-viewing.

TENURE & PRICE

FREEHOLD £225,000 to include goodwill and trade furniture, fixtures, fittings and effects. Stock at valuation in addition.

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

LICENCE

A Premises Licence is held for the supply of alcohol:- 11am to midnight Monday to Thursday, 11am to 4am Friday and Saturday and 11am to 3am Sunday

SERVICES

All mains services are connected

Neath Port Talbot Borough Council - 01639 763917

Rateable Value £9,750

Business Rates Payable £5,216.25 (potential for Small Business Rates Relief)

Private Accommodation : Band B : £1,575.31





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EPC Reference:

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