



The Five Bells Inn

Ewenny Road, Bridgend, Glamorgan, CF31 3HN

Tenure: Freehold

Price: £245,000

Ref: 93558

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Edge of Bridgend town centre
- Prominently located public house
- Two good size bars
- Four/five bedroom owners' accommodation
- Landmark property

Location

The town of Bridgend is one of South Wales' larger conurbations located on the edge of the Vale of Glamorgan with easy access via the M4 to both Cardiff and Swansea. It is also near to Cardiff International Airport.

Bridgend has a vibrant town centre being the largest town between the Principality's two biggest cities, and it serves a larger populated area, not just the Vale of Glamorgan and nearby Porthcawl, but also the Llynfi and Ogwr Valleys.

The Property

The Five Bells is located just on the edge of the town centre on one of the main routes into Bridgend from the east and holds a prominent corner site near to the town's sixth form college and the South Wales Police HQ.

It offers spacious two/three bar trading space as well as a surprisingly large five bedroom owners'/managers' accommodation above. It is briefly described below:



Trade Areas

The MAIN BAR would at one time have been two smaller interconnecting rooms but now has an open-plan aspect with boarded floor throughout and glossed tongue and groove wainscoting to the walls. There is a central BAR SERVERY with tongue and groove panelled frontage which interconnects with the lounge bar servery. The main seated area has fixed and loose traditional seating for 20 or so customers and access through to the GAMES AREA which has a pool table and darts throw and seating for a further 10.

The LOUNGE BAR is located to the rear and has fixed and loose seating for 30 or so customers. It is carpeted throughout and has a counter from the central bar servery with tongue and groove panelled frontage. Off the inner hallway are a set of LADIES' and GENTLEMEN'S CUSTOMER TOILETS.

Also at ground floor is a small CATERING KITCHEN which has quarry tiled floor, fully UPVC panelled walls, a two-section galvanised extraction canopy and a small selection of catering equipment and work surfaces.

Large BEER CELLAR which has delivery access from the side of the premises.

Owners' Accommodation

Located at first floor and can be accessed by a separate external entrance. Large DOMESTIC LOUNGE/DINER with access into KITCHEN which has fitted units. Family BATHROOM with suite of wash hand basin, WC and bath with shower over. BEDROOM ONE of DOUBLE SIZE with fitted wardrobes. BEDROOM 2 of DOUBLE SIZE, BEDROOM THREE of DOUBLE SIZE and BEDROOM 4 is a SMALL DOUBLE. BEDROOM FIVE is a SINGLE SIZE ROOM which is currently utilised as an OFFICE (this room also houses the pub's boiler).



External

The property stands alongside free Local Authority parking including EV charging points.

The Business

The business has been hitherto let on a traditional Pub Company style lease and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.

Tenure & Price

FREEHOLD £245,000 to include fixtures and fittings.

The Property is elected for VAT. VAT will be levied on 90% of the sale price at the standard rate. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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 permitting the retail of alcohol:

Sunday to Thursday: 10:00 – 00:00

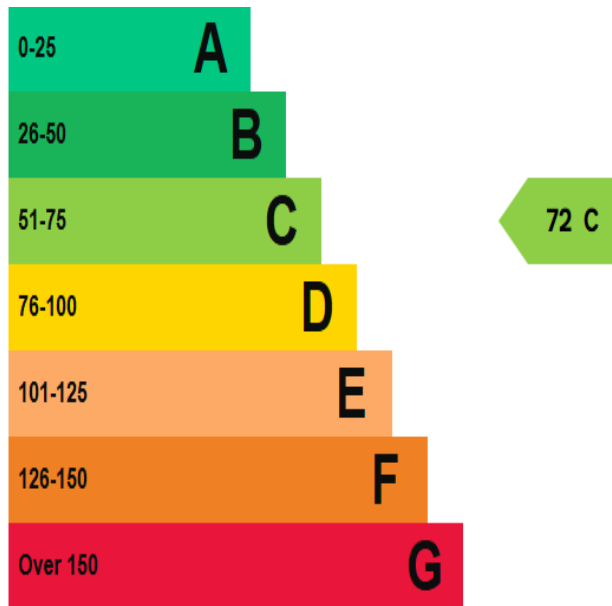
Friday & Saturday: 10:00 – 01:00

Services

All mains services are connected and the property has the benefit of gas fired central heating.

Rateable Value: £27,000 from 1 April 2026

Local Authority: Bridgend County Borough Council





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Business Mortgages

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