

# Sales Particulars



## The Woolly Jumper Ref HG 115

Llandovery, Carmarthenshire'



### Price

Leasehold: £10,000 Premium

Freehold: £350,000

### Opportunity:

We are pleased to offer for lease or sale this substantial licensed Public House, free of tie and with the benefit of a function room, 2 bedroom manager's accommodation and four letting rooms. The property has the benefit of late, music and gaming machine licenses. The business has, until very recently traded as a popular town centre pub offering live music. The food side of the business is ready to start up. The property would suit someone with the ambition and sight to build up the catering for the increasing demand for good food and utilizing the function facility. The business is ready to go and would re-open with very little preparation. The property would also be suitable (subject to the necessary planning) for redevelopment or other uses. (Licensed restaurant perhaps or cafe). A café could work very well with the advantage of the boy's private college just across the road. The vendors are prepared to offer the property as leasehold or freehold. The premises being free of tie offers a great advantage to any licensee allowing them to be able to source their own suppliers and negotiate discounts.

**Tenure:**

Leasehold Term to be agreed or Freehold

Rent: £24,000 per year

Rates: £TBA per year

**Property:**

The ground floor trading areas have been recently refurbished and new Upvc double glazed windows fitted throughout. The entrance porch leads through to the hall way. Leading off to the left is the main bar room. (Approx.350 sq. ft.) with two windows. Leading off the hallway to the right is a room (approx.220 q ft. previously used for dining. This has two windows. This room leads through into a further room (approx.200 sq ft) used as a sports room with a leased pool table and dart board. This also has two windows. Through this room leads into what was the trade kitchen (approx.270 sq. ft.) but now used as a store room and equipped with an extraction system and a boiler cupboard. Back to the entrance hall, the route leading on the left to a further room (approx.200 sq. ft.) that is now a newly fitted out kitchen with direct access to the bar. Behind this room are the stairs down to the beer cellar (approx.200 sq ft) fitted with beer cooling equipment. The cellar has a barrel chute for deliveries.

Towards the rear of the building there are Ladies and gentlemen's toilets and a storeroom (approx.148 sq ft) with outside access.

Stairs lead up to the first floor that has the managers two bedroomed flat with bathroom, kitchen and office. A landing has an airing cupboard and toilet with wash hand basin. Also on this floor is the L shaped function room (Approx.1, 200 sq ft) with its own bar and dance floor area. There is an emergency exit from this room.

Further stairs lead up to the letting rooms. Three have wash hand basins and the fourth bedroom is en-suite. There are two shower rooms with toilets, a cupboard housing the boiler. The property has recently been completely re-glazed with uPVC double glazed windows.

**Location:** The premises are well located on the main route into this popular market town just on the edge of the town very close to the College and across from the railway station.

**Licensed Opening Hours:**

Sunday to Wednesday 11.00am to 23.30pm

Thursday through to Saturday 11.00am to 00.30am



## Ground Floor

### Trade Kitchen



### Main Bar



## Dining Room



## Sports Room



**First Floor Function Room**



**Function Room**



## Function Room



**Viewing:** To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on **01792 419569** let us know when you would like to visit and we will make the arrangement.

**Offers:** All offers are for the Leasehold or Freehold & fixtures and fittings and should be made to this office.

**Finance:** If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.

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