

# Sales Particulars



## ‘Wedding Venue, Function & Meeting Facilities’

Confidential Sale Ref: MS 445

South Wales



### Price

**Freehold & Business: £950,000 plus sav**

**Business:** The vendor operates a licensed wedding venue with function and meetings and parties facilities. The property is licensed to perform weddings ceremonies. The venue holds substantial bookings in advance for weddings through to the end of 2014. The business offers a variety of wedding packages to suit different budgets and requirements.

The business has room for expansion utilizing the extensive grounds around the property. The vendors have looked at adding a permanent marquee style building to better accommodate weddings in the grounds of the property. Work is underway to provide a pathway from the car park directly to a new access leading straight into the wedding ceremony room. The property holds an entertainment license

Operated by the vendor and six part time staff the business is easily managed.

**Location:** The business is located on an elevated part of the area close to residential and commercial outlets on the outskirts of a large historical town with a large population in South Wales.

**Financial Details:**

Annual Sales: £250,000+

**Accounts:** Will be made available once the business has been viewed.

**Opening Hours**

The business opens to suite bookings.

**Premises:**

This very substantial stone built property is modeled on the Parthenon in Athens and was architecturally designed by a world famous architect of the day. Built in 1863, the property was originally purpose built as a library. In later years the building was converted to be used as a staff social club. The building retains many of the origins period features.

The property consists of a large entrance through stone pillars leading through double doors to the foyer equipped with a dumb waiter that goes up to the first floor bar. Further double doors lead through to a hallway with gentlemen's and disabled toilets off and access to the living accommodation.

There is access to the first floor via a staircase. A further door leads through to the lounge bar (approx.875 sq ft) with approx 65 covers, fitted bar and overhead projection system. A door off from the bar leads to the newly refurbished wedding ceremony room (approx. 930 sq ft) that can hold up to 120 guests and has its own private bar and double door access to outside. There is a buffet room off from this room.

A further room from the bar leads through to a function room (approx.530 sq ft) with access to the bar facility. The chilled beer cellar is behind the bar. A second cellar area is also used for washing machines. To the rear of the cellar there is a third cellar area also used for preparation work and a workshop area with steel door access for unloading stock. Off from this area is the boiler room fitted with three large gas fired boilers.

**First Floor**

The first floor, accessed via the staircase in the hallway, leads to the ladies toilets on the first flight and up to the landing with bar area (dumb lift access) a large, recently refurbished function hall (approx. 1,700 sq ft) licensed for 200 people and fitted with a with stage and sound system. Behind the stage there is the trade kitchen, crockery storage room, staff toilet and access to the fire escape. Further stairs lead up to the attic area with a buffet room, party items and two decoration storerooms and chair storeroom.

**Accommodation:**

The accommodation, accessed via the door from the ground floor hallway, consists of a lounge, fitted kitchen with marble floor, double bedroom and bathroom and a bridal day room used by the bride and groom during the break between the wedding reception and the evening function.

**Outside:**

The whole plot is approx.120 meters deep by 65 meters frontage. There is a lawned area to the right of the property and a beer garden and children's area to the left.

There is parking around the property with the main car park access from a separate entrance at the rear of the property. The property has stone and railing perimeter wall. The vendor has started work to put in place a pathway from the car park to the Wedding Ceremony room via new French doors

**Tenure:**

Freehold

Rates: £TBA per year

**Side View**



**Beer Garden**



**Main Bar**



### Ground Floor Function Room



### First Floor Large 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 freehold, goodwill, 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.

**Disclaimer: Please Note:** The notes contained herein are for the intended general guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any other details are given without responsibility on the part of Arrow Business Sales or their vendor client and any intending purchasers should not rely on them as statements or representatives of facts. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer or otherwise. Arrow Business sales do not make or give any warranty whatsoever in relation to the businesses and/or the property described herein.



Member of the Federation of Business Brokers

[www.Arrow-Business.co.uk](http://www.Arrow-Business.co.uk)

3 Cross Street Gorseinon Swansea SA4 4BU Tel: 01792 419569

Email: [enquiries@arrowproperty.co.uk](mailto:enquiries@arrowproperty.co.uk)

M N Archer trading as Arrow Business Sales



**Member of the Federation of Business Brokers**

**[www.Arrow-Business.co.uk](http://www.Arrow-Business.co.uk)**

**3 Cross Street Gorseinon Swansea SA4 4BU Tel: 01792 419569**

**Email: [enquiries@arrowproperty.co.uk](mailto:enquiries@arrowproperty.co.uk)**

**M N Archer trading as Arrow Business Sales**