

# FOR SALE

## The Little Crown Inn, Elled Road, Wainfelin, Pontypool, NP4 6DR



Oct 2020

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### Overview

The Little Crown Inn is an attractive village pub situated within Wainfelin a suburb of Pontypool.

The pub has benefitted from being well looked after to create a high quality pub restaurant with function space and guest rooms.

### Location

The property is located within a suburb of Pontypool called Wainfelin near Pontypool Industrial Park. The property is located approximately 10 miles north of Newport and 12 miles south of Abergavenny. There is easy access to the M4 motorway via J26 a short 15 minute drive.

The Little Crown Inn is ideally placed to accommodate visitors to a number of local attractions. The 492 cycle route runs just behind the subject property which links to the national route 49. Route 49 follows the Monmouthshire and Brecon Canal towpath along the River Usk. Other local attractions include the Big Pit National Coal Museum, Pontypool and Blaenavon Railway and the Brecon Beacons National Park.

### Internal Details

The property offers three distinct internal trade areas with a lounge/bar with servery providing approximately 30 covers and a restaurant dining area with circa 50 covers and a well presented function room which can accommodate 24 covers.

In addition to the trade space there are customer toilet facilities, beer cellar and a full stainless steel commercial kitchen.

### Guest Rooms

There are five quality en-suite guest bedrooms presented in a warm modern style. One of the guest bedrooms has a disabled accessible shower room. All of the rooms are located on the first floor of the property.

All of the rooms benefit from tea and coffee making facilities and Freeview televisions.

### Owners Accommodation

The owners accommodation is located to the rear of the subject property which comprises a separate two storey detached house.

Internally the property comprises: Two double bedrooms, lounge, kitchen, utility room, walk in commercial fridge, office and bathroom/ WC.

### External Details

The property is set in a well proportioned plot with a large beer garden to include a stage for events, children's playground and a further trade area to the front. To the rear of the property there is a large customer car park.

### Business / opportunity

The Little Crown Inn represents a fantastic opportunity to acquire a well presented pub/ restaurant with an excellent trading pedigree.

The business enjoys a growing reputation for quality food and welcoming atmosphere.

Our clients have refurbished and improved the premises to create a high quality public house.

### Trading information

Managements accounts for the year ending 30th September 2019 show a net sales in excess of £540,000.

Further trading information will be made available after a formal viewing.

### Fixtures & Fittings

We have been advised that trade fixtures and fittings are owned by our clients and are included in the sale.

### Fire Risk Assessment

We have assumed that a suitable and sufficient fire risk assessment has been carried out under the Regulatory Reform (Fire Safety Order 2005).

### Business Rates

The rateable value is £20,500 from April 2017.

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# Highlights

- Well presented
- Bar (30)
- Restaurant (50)
- Function Room (24)
- Five en-suite guest bedrooms
- Large car park
- Separate two bedroom owners accommodation
- Energy rating—TBC



## Tenure

Freehold to include trade fixtures & fittings and goodwill.

Stock in trade is to be purchased at cost in addition to the asking price on completion.

## Energy Performance

An energy performance certificate has been prepared and will be made available to interested parties on request.

## Guide Price

We are seeking offers in the region of £465,000 for the freehold interest to include trade fixtures and fittings and goodwill.

## Viewings

Viewing arrangements are strictly by appointment through the Vendor's sole agent Avison Young.

## For further information please contact:

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