

# Barbara Rees

Independent Residential & Commercial Estate Agents,  
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BR3268PP/0617

## FOR SALE AS A GOING CONCERN EDGE OF TOWN FREEHOUSE SPORTS BAR & RESTAURANT MOUNTAIN ASH - GUIDE PRICE £ 179,950



### MAIN FEATURES

REFURBISHED SPOTLESSLY CLEAN & WELL PRESENTED  
DETACHED PUBLIC HOUSE / SPORTS BAR / ENTERTAINMENT VENUE  
& LICENSED RESTAURANT ( A3 USER )  
MODERN PROPRIETOR'S LIVING ACCOMMODATION  
FREEHOLD / ALL MAINS SERVICES  
APPROXIMATE FLOOR AREAS GROUND FLOOR 154.58 SQ MT (1,664 SQ FT)  
CELLAR 148.64 SQ MT (1,600 SQ FT) FIRST FLOOR 117 SQ MT (1,259 SQ FT)

#### Notice To Prospective Purchasers

*In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.*



Offices at Cardiff Pontypridd & Tonypanddy  
Barbara Rees is a trading style of Barbara Rees Ltd. Registered in Wales No 4373054  
Registered Office 144a Crwys Road Cardiff CF24 4NR



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**EDGE OF TOWN FREEHOUSE / SPORTS BAR / LICENSED RESTAURANT FOR SALE CF45 3UB**

**DESCRIPTION LOCATION & DIRECTIONS;** Barbara Rees Commercial is pleased to offer for sale, as a going concern, this free of tie, public house / sports bar / entertainment venue and licensed restaurant, to include the freehold property, fixtures and fittings and business goodwill, plus stock at valuation.

The Bailey's Arms is situated in a prominent main road / edge of town location at Mountain Ash in the Cynon Valley, with it's trade derived from regular bar clientele, sporting teams and entertainment plus restaurant facilities, thus generating a healthy mix of wet sales and income from the restaurant and sporting activities.

**VIEWING & DIRECTIONS ;** Please contact Barbara Rees Pontypridd to arrange a viewing and interested parties are requested to respect the sellers wishes and not make any direct approach to the property, business or staff, as all viewings will be accompanied and conducted by a member of Barbara Rees Ltd.

- GROSS FRONTAGE;** 16.15m (53 ft) public front entrance to the ground floor foyer.
- RETURN FRONTAGE;** 15.24m (50ft) side entrance and cellar delivery point.
- GROUND FLOOR;** 154.58 sq mt (1,664 sq ft approx) comprising a foyer, bar ( 50 ), restaurant ( 30 covers) commercial kitchen / boiler & store room, male / female wc's.
- CELLAR;** 148.64 sq mt (1,600 sq ft approx) Several rooms housing a pump system / delivery hatch / various store rooms, access to the beer garden.
- FIRST FLOOR;** 117 sq mt (1,259 sq ft) comprising a function room / pool & skittle alley ( 50 ). Modern proprietor's living accommodation to include a lounge / two bedrooms, a domestic kitchen and bathroom / roof terrace.
- EXTERIOR;** Terraced patio / beer garden (see general notes).
- USER;** Believed to fall within use class A3 (1987 planning act use class orders Wales, as amended).
- SPORTING ACTIVITIES;** Two summer league skittles teams, two pool teams, one darts and football team.
- LICENSING AUTHORITY;** RCT Licensing Team, Ty Elai, Dinas Isaf East Williamstown Tonypanyd CF40 1NY. E Mail [Licensing.Section@rhondda-cynon-taff.gov.uk](mailto:Licensing.Section@rhondda-cynon-taff.gov.uk) . The current licence permits the supply and sale of alcohol on and off premises, live and recorded music between the hours of 11am to 23.55pm Monday / Saturday and 12 mid day to 22.30pm Sunday.
- FINANCIAL INFORMATION;** A confidential inspection of the business's financial information is available via Barbara Rees Pontypridd.
- RATES;** RV = £ 2,850 2017 rating list. Council Tax Band A applies to the residential parts.
- GUIDE PRICE;** £ 179,950.
- ACCEPTANCE OF OFFER;** Offers are required to be made in writing and upon acceptance of any offer, the buyer must furnish Barbara Rees with formal proof of the availability and source of the purchase funds, prior to the instruction of solicitors.

**GENERAL NOTES;** Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. The seller advises that the property is of freehold tenure and has the benefit of all mains services, although this and the adequacy and condition of any and all fixtures / fittings / heating and other systems should be confirmed / verified by the purchaser or their advisors. The seller will provide a detailed inventory via the acting solicitors and any financial information given, is in the strictest of confidence and will be provided to a prospective purchasers professional advisor.

**COMMERCIAL MORTGAGE / BUSINESS LOAN;** Available subject to status, please ask for an appointment with our independent financial advisor.

