



The City Inn

LARGE PUBLIC HOUSE/RESTAURANT

Bristol Office Ref Number: 34/50921

Llansannor

City

Cowbridge

CF71 7RW

Leasehold: NIL

Annual Rent: £ 30,000

Contact details: Jonathan Reakes
E-mail: Jonathan.Reakes@christie.com
Phone: +44 (0) 117 946 8500

Detached Inn & restaurant (100 covers)
New free of tie lease available
Large owners' accommodation (5 beds)
Full refurbishment planned by landlord
Excellent high value location
Opportunity for small retail element

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Situation

The City Inn is located in Llansannor which is 4 miles to the north west of Cowbridge. The public house is located adjacent to the popular new community hall in the centre of the village.

Services within Llansannor include a primary school, a village hall and The City Inn.

The area benefits from a high value residential area, with large populations within surrounding towns.

Cowbridge is 4 miles to the south east and is a historic market town located off the A48 approximately 10 miles west of Cardiff and 6 miles east of Bridgend.

The property

The property comprises an existing closed public house within a site of approximately 0.46 acres. The site is elevated and has an attractive outlook over the surrounding countryside. The building comprises a detached 2-storey property with car parking to the rear.

Internal details

Internal trade areas include a bar, restaurant with further seating area and kitchen. There is potential for approximately 100 covers throughout.

The building has been closed since 2007 and part of the one storey extension to the front has been demolished. However, the new lease is offered following a full refurbishment by the current freeholder. Details to be agreed with any incoming tenant.

Ancillary areas

Ladies' and gent's toilets on the ground floor, bottle store with door to wine and beer cellar. Good sized catering kitchen.

Owner's accommodation

Spacious family accommodation with potential for 5 bedrooms.

External details

To the front there is a trade garden with approximately 50 covers. Parking at the rear for 30 vehicles.

The business

The business has been closed for approximately 3 years. The location would suit a food led quality operation to attract people from the surrounding areas. The applicant would ideally suit an experienced partnership to make full use of the extensive accommodation.

Trading information

Our in-house Finance Consultant has personally inspected the accounts relating to this business and has indicated that, subject to status, a loan to value of up to 50% can be obtained on competitive terms. For further information, call 0117 946 8502.

Trading hours

The business is currently closed.

Licences

The Property does not currently hold a Premises Licence. Although from our discussions with the Local Authority, a Premises Licence will be granted once the property is open for trade.

Services

All mains services are connected along with private drainage.

Fire risk assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out where there are more than five people employed within the business.

Tenure details

We offer a new free of tie lease following full refurbishment of the property at a rent of £30,000 per annum. The current freeholder would like to work with any ingoing tenant to agree specific works and specifications.

Viewing

No direct approach may be made to the business. For an appointment to view, please contact the agent.

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Finance & Insurance

Christie Finance and Christie Insurance are sister companies of Christie + Co and specialise in providing intelligent solutions to your business finance and insurance needs.

For full information, please call Christie Finance on 0117 946 8502 or Christie Insurance on 0844 4124924. Alternatively, apply for your business mortgage here or get a quote to insure your business here.

Valuation Services

Christie + Co has the largest national team of Chartered Surveyors and Valuers dedicated to its specialist markets, offering valuations, consultancy, rating, investment, rent reviews, lease renewals, building surveying, planning and dispute resolution advice in all our sectors.

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