

TO LET LEASEHOLD PREMISES IN PRIME ROADSIDE LOCATION

BRYN OWAIN

Stalling Down, Cowbridge, Glamorgan, CF71 7DT



Key Highlights

- Prime roadside trading location fronting the A48 connecting Cardiff and Cowbridge
- Rental offers invited
- Extensive trading areas for circa 120 covers split across first and second floor
- Ground floor Gross Internal Area of approximately 2,720 square feet
- External trade areas comprising a balcony and enclosed patio garden
- Large car park for approximately 24 vehicles

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Location

The Bryn Owain is located 11 miles west of Cardiff fronting the busy A48 connecting the nearby by market town Cowbridge. The surrounding area consists of rolling countryside with picturesque views. There are a cluster of villages within a three mile radius of the site. The roadside location and proximity to Cardiff provides high volumes of passing trade.

Description

The Bryn Owain is a prominent two storey detached public house/restaurant beneath a pitched roof.

Externally the property has an enclosed seating area for approximately 20 covers on the ground floor level. Furthermore there is a decked balcony area on the first floor which can accommodate approximately 50 covers. Access to the balcony is provided from the first floor trading area and two external staircases. There is car parking for circa 24 vehicles on site, a small grassed area and a bin store.

The property has a ground floor Gross Internal Area of approximately 2,720 square feet and sits on a plot of circa 0.41 of an acre.

The Bryn Owain presents an opportunity for an operator to acquire a roadside licensed premises on a sub lease basis for the

remainder of the term with potential to recover a substantial level of trade.

Please note that the pictures illustrated in these details were taken when the site was trading. The site is currently closed.

Accommodation

The ground floor trading area comprises a central servery and restaurant area which can accommodate approximately 60 covers. The first floor comprises a further dining area for approximately 60 covers. Ancillary trade areas include a large commercial kitchen with a built in cold store, beer store, customer WC's (including disabled), various stores and a plant room. Additionally on the first floor there is a staff room, office, staff WC and a small store.

Licensing

It is understood that the property currently possesses a Premises License.

Services

It is understood the property uses LPG gas and is served by a sewage treatment tank. Mains electricity is connected.

Terms

The premises is currently let for a term of 25 years expiring on

31 August 2033. The premises are available by a new FRI sublease at a rent and terms to be agreed subject to landlords consent. Landlords consent will also be required for internal alterations. Rent reviews will mirror the headlease.

Fixtures & Fittings

Trade fixtures and fittings are included in the letting of the property with the exception of any leased items.

EPC

The property has an EPC rating of band E.

Rateable Value

The current Rateable Value is assessed at £36,000.

VAT

VAT is applicable on the rent.

Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all tenants. Prospective tenants will need to provide proof of identity and residence.

Viewings

The property is currently closed and therefore all viewings must be arranged by prior appointment via the sole letting agents Savills.

Contact

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