

**FOR SALE FREEHOLD – GUIDE PRICE: £395,000 + VAT
HIGH CORNER, THE SQUARE, LLANHARAN, PONTYCLUN,
MID GLAMORGAN, CF72 9NR**



- Substantial two storey detached pub located in the village of Llanharan
- Prominent location fronting the A473 with a traffic flow of around 10,000 vehicles per day
- Good sized plot of circa 0.42 of an acre
- Alternate use potential, subject to obtaining the necessary consents
- The property will appeal to local licensed operators, developers, builders and investors

Location

The High Corner is located on the edge of the village of Llanharan in the Vale of Glamorgan fronting the A473. Bridgend is 8 miles to the west and Cardiff is 15 miles to the south east. The M4 is accessible at Miskin and Pencoed, both within 4 miles to the south west and south east respectively.

The pub occupies a prominent position in the village and the surrounding area comprises of a mix of residential and commercial properties including a petrol station, convenience store, church and a parade of local shops.

Property Description

The High Corner is a substantial two storey detached property of stone construction beneath a slate roof with four dormer windows and painted and rendered elevations. There are a number of single storey extensions to the side and rear of the property.

Accommodation

The internal trading area comprises of a single bar, spacious lounge and dining area which can accommodate around 70 covers and a conservatory area which can accommodate around 40 covers.

Ancillary areas include a large commercial kitchen with walk-in cold store, beer store, various storage areas and two sets of customer WC's.

The first floor consists of the private living accommodation and the letting accommodation. The private living accommodation includes three bedrooms, lounge, kitchen and a bathroom. Additionally, there is also an office, plant room and a store. The letting accommodation comprises of four double bedrooms with en-suite facilities.

Externally, there is a grassed seating area to the side of the property and car parking for around 30 vehicles to the side of the pub.

The property's ground floor Gross External Area is around 5,588 sq ft and it sits on a plot size amounting to circa 0.42 of an acre.

The property will appeal to local licensed operators, developers, builders and investors.

Tenure

Freehold. The property is held under Title Numbers CYM20031 and CYM25295. The Title Plans are included on page 5.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed but is within a Conservation Area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:

Sunday to Thursday 10:00 - 23:30
Friday to Saturday 10:00 - 01:00
Sunday 10:00 - 23:30

Fixtures & Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £20,250 with effect from 1st April 2023. The domestic accommodation is within Band B for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band D. A copy is available upon request.

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



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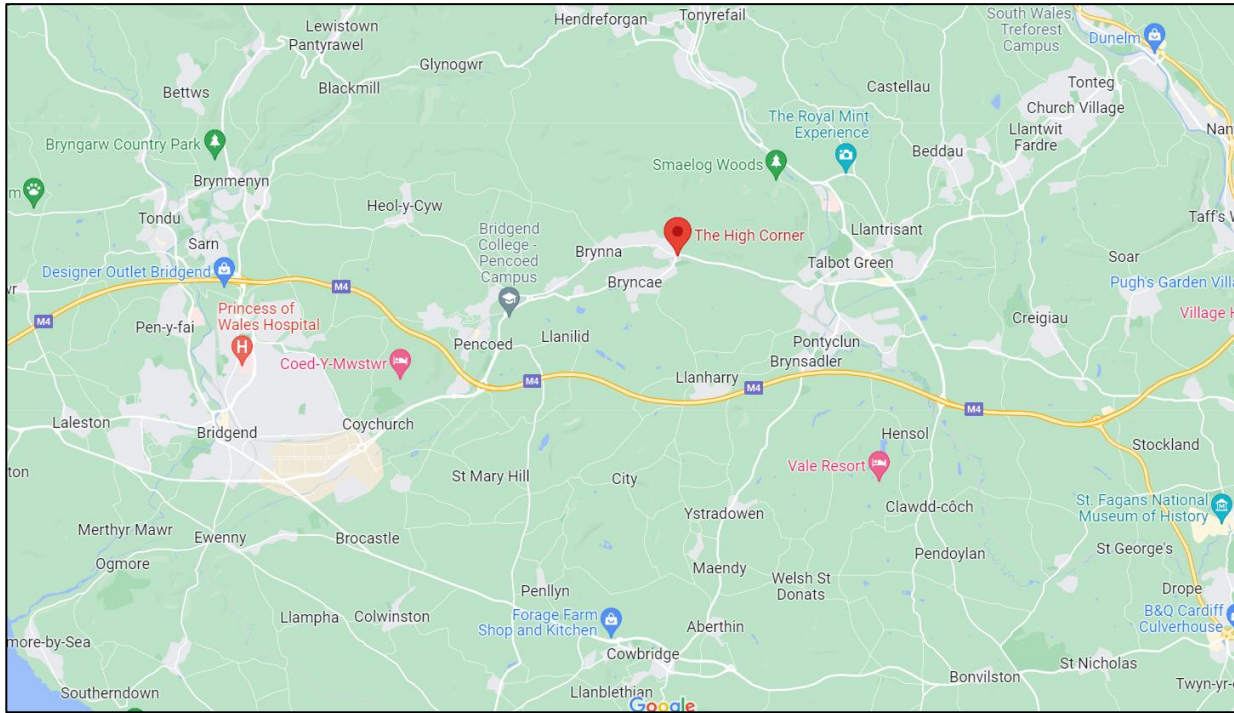


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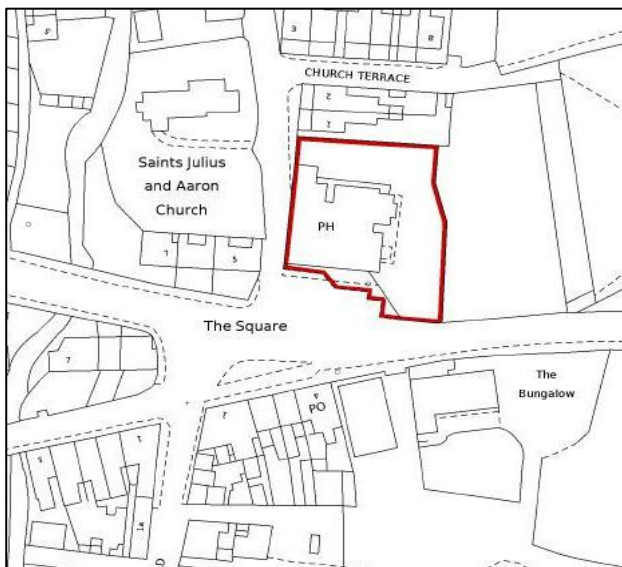




Location Plan



Title Plans



Important notice

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Our Services & Offices

