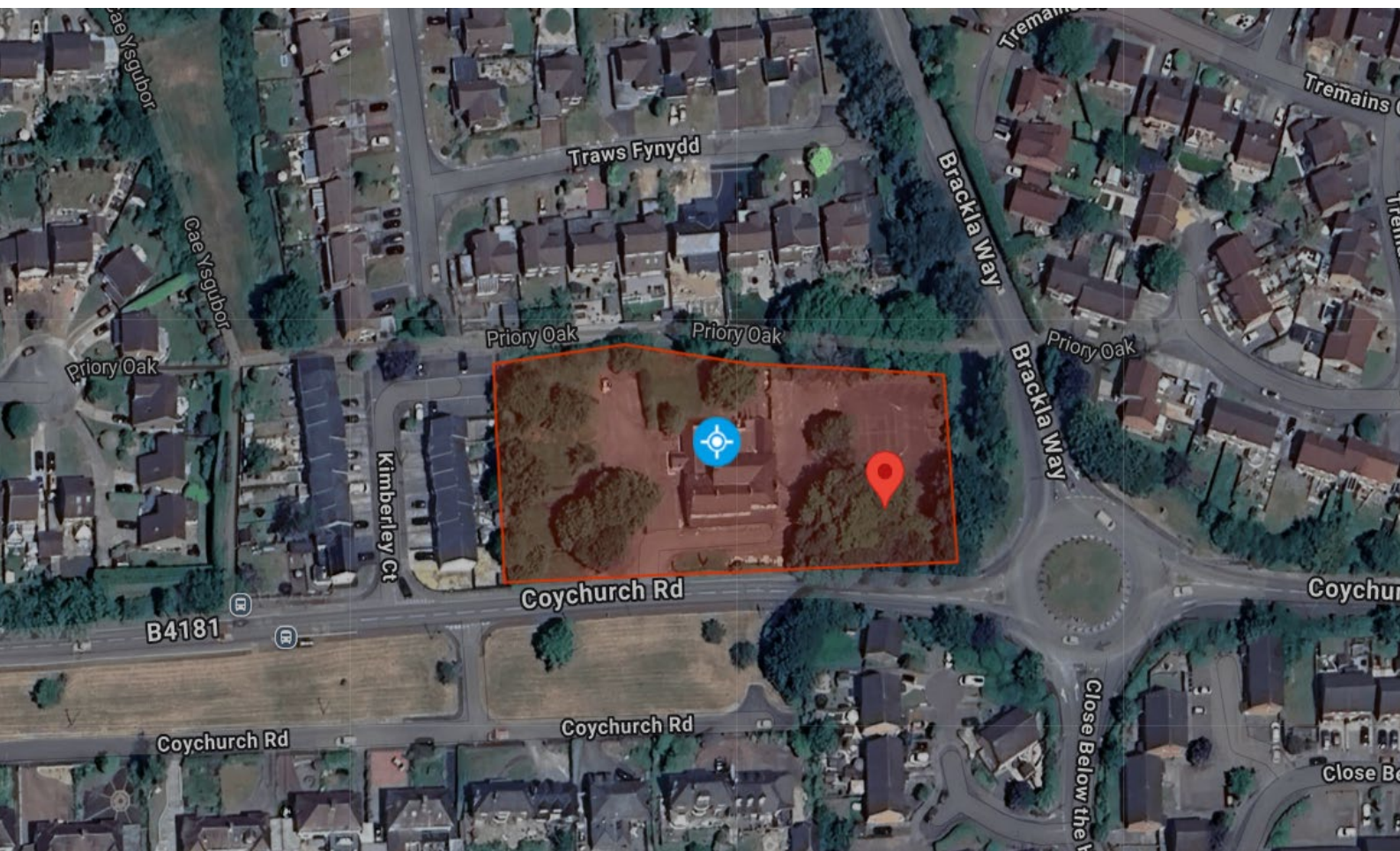


## FOR SALE/TO LET – OFFERS INVITED

### THE HAYWAIN, COYCHURCH ROAD, BRIDGEND, MID GLAMORGAN, CF31 2AP



- Large two storey detached pub located around 1 mile east of Bridgend town centre
- Prominent position fronting Coychurch Road (B4181) which has a daily traffic flow in excess of 12,000 vehicles
- Total site area of c.1.36 acres
- Alternate use potential, subject to obtaining the necessary consents
- The site will appeal to developers, builders, investors, housing associations, care/retirement living operators, drive thru/c-store operators and local/regional licensed trade operators.

## Location

Bridgend is a town in Bridgend County Borough in Wales and is located around 21 miles west of the city of Cardiff and 23 miles south east of the city of Swansea. It has a population of around 50,000 residents.

The subject property fronts Coychurch Road (B4181) and is located around 1 mile east of the town centre. Coychurch Road has a daily traffic flow in excess of 12,000 vehicles and connects the village of Coychurch to Bridgend. There is a large housing estate located to the rear of the pub and there are Asda and Aldi superstores located nearby as well as a number of car show rooms and other commercial uses.

## Property Description

The Haywain is a large two storey detached property with painted and rendered elevations beneath a pitched roof with additions to the side and the rear.

## Accommodation

The ground floor comprises of a long bar which serves a drinking area plus a large open plan trading area that is suitable for drinking and dining with intimate features such as multiple open fireplaces. There is also a large function room which benefits from its own bar servery, a separate entrance to the car park and direct access to the kitchen.

The pub has the capacity to hold around 150 people in total including 70+ in the dining area.

Ancillary areas include customer WC's, catering kitchen, beer store and various storage areas.

Externally, there are two car parks located on either side of the building which can accommodate around 50 vehicles, rear garden area, children's play area and a seating area at the front of the pub for around 50 covers.

The private living accommodation is situated on the first floor and includes four double bedrooms, a lounge/kitchen, bathroom and an office.

The property's ground floor Gross External Area is circa 5,581 sq ft and it sits on a plot size amounting to around 1.36 acres.

The site will appeal to developers, builders, investors, housing associations, care/retirement living operators, drive thru/c-store operators and local/regional licensed trade operators.

## Tenure

Freehold. Rental offers are also invited. The pub's Title Plan is included on page 5.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

There are a number of TPOs on site. Information is available on request.

## 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.

## Fixtures & Fittings

No fixtures and fittings will be included in the sale/letting 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 £28,000. The domestic accommodation is within Band D for Council Tax purposes.

## VAT

VAT is applicable.

## 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



Contact: Richard Tole  
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Contact: Jack Sinclair  
Tel: 07823 334 750  
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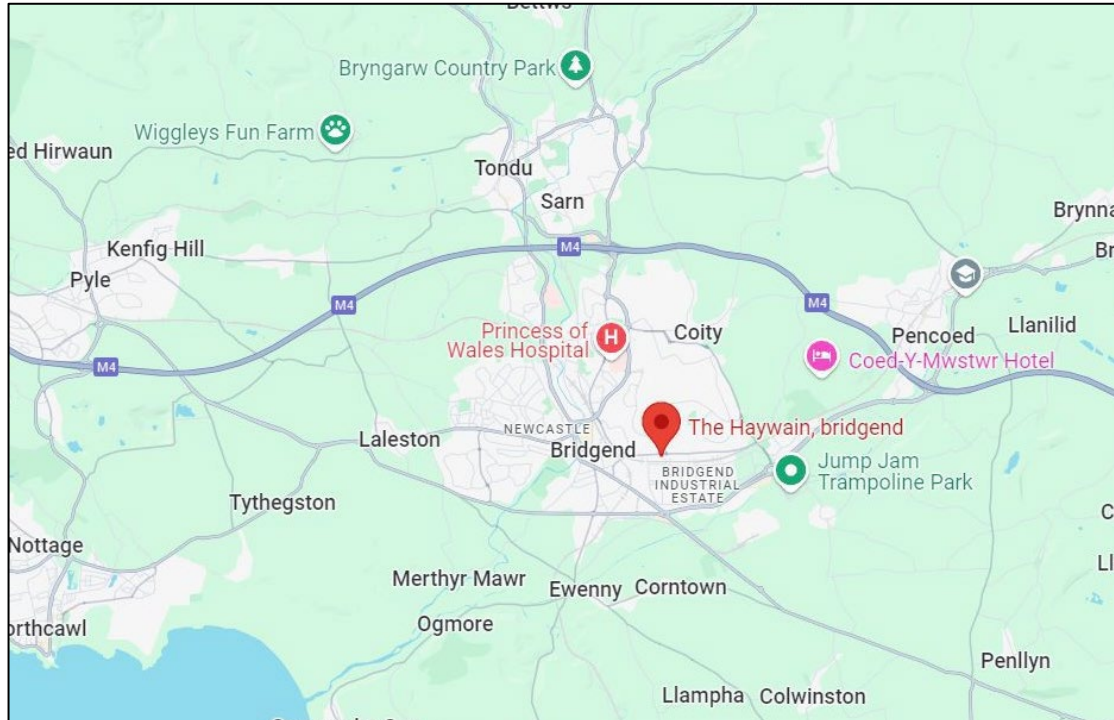








**Location Plan**



**Title Plan**



**Important notice**

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## Our Services & Offices

