

FOR SALE FREEHOLD - £239,500 PLUS VAT
CROSS KEYS INN, GELLIGAER ROAD, CEFN HENGOED,
HENGOED, CAERPHILLY, CF82 7HN



- Three storey public house located in the village of Cefn Hengoed
- Includes onsite parking and first floor function room and catering kitchen
- Conveniently situated within easy access to both Caerphilly and Cardiff
- C. 4,895 sq. ft of gross internal area set over three floors
- Alternate use potential, subject to obtaining the necessary consents
- The property will appeal to local licensed operators, developers, builders and investors

Location

Cefn Hengoed is a village in Caerphilly County Borough, South Wales, forming part of the wider Hengoed area. Located near the Rhymney Valley, approximately 12 miles north of Cardiff, the village offers a semi-rural setting characterized by picturesque landscapes and a harmonious blend of residential and countryside environments.

The village is well-connected by both road and public transport. Its proximity to the A469 provides convenient access to Caerphilly and Cardiff, while Hengoed Railway Station, situated nearby on the Rhymney Line, ensures easy rail connections to Cardiff and the surrounding regions.

The Cross Keys Inn occupies a prominent position at the corner of Gelligaer Road and Hengoed Hall Drive. Directly south of the pub is a large care home, with the surrounding area predominantly composed of residential properties.

Property Description

The Cross Keys Inn is a three-storey public house fronting Gelligaer Road, under a pitched tiled roof. The building has rendered external walls with timber detailing to the first and second floor floor. There is a two-storey extension to the rear of the property with a flat roof.

Accommodation

The property operates across two floors, featuring a traditional lounge and main bar on the ground floor, serviced by a central bar servery. Male W/Cs and a boiler room are also located on the ground floor.

The first floor comprises; a commercial kitchen, prep room/office and a large function room with independent bar servery and store area. Female W/Cs are also located on the first floor, along with private bathroom and washroom. There is also access to an external fire escape from this floor.

The second floor comprises private accommodation including; 3 double bedrooms, a single bedroom, lounge and open landing space.

There is also a basement cellar with bottle store.

Externally, there is a car park with capacity for c. 10 vehicles, although some of this space has is currently being used for external drinking.

The pub is situated on a plot of approximately 0.177 acres, with a total gross internal area, excluding basement space of 4,895 sq. ft spread over the three floors.

Tenure

Freehold. The property is held under Title Number WA696019 and the 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.

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

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £4,700 with effect from 1st April 2023. Small business rate relief might apply to this property. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

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

Virtual Tour

<https://my.matterport.com/show/?m=URHafphyyVg&help=1&ts=1>=1>

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
Tel: 07917 088 221
Email: richard@wtsccommercial.co.uk

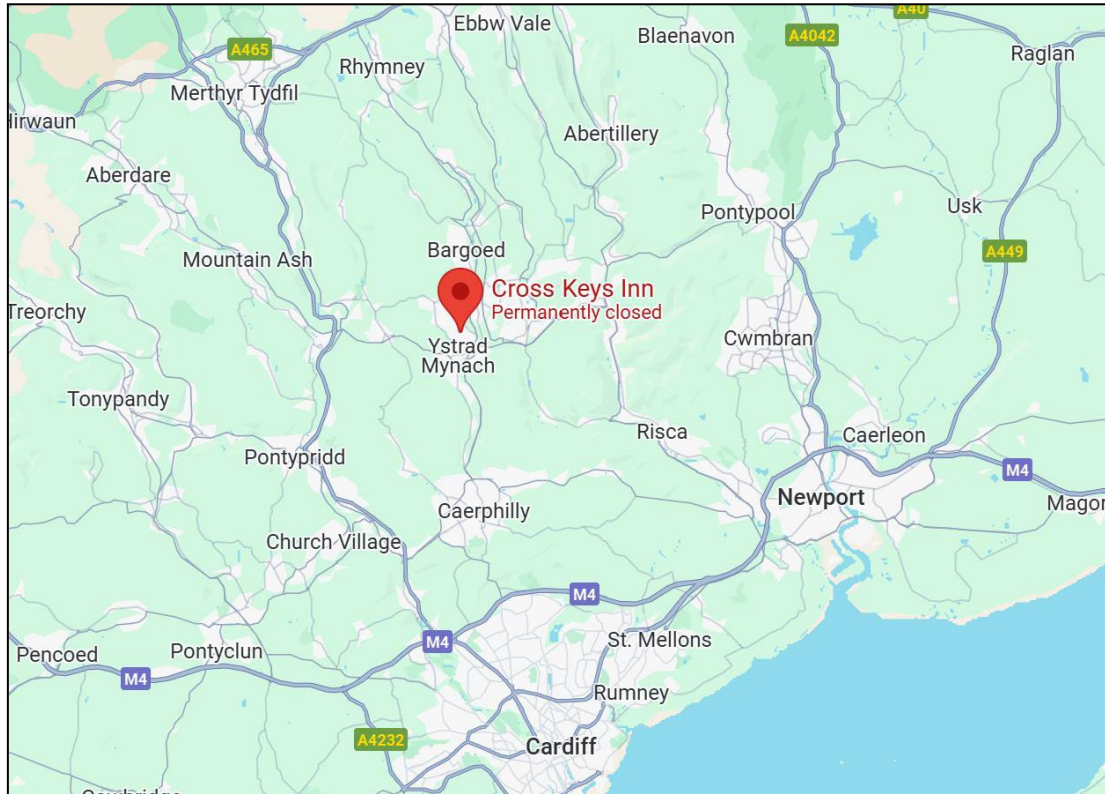


Contact: Jack Sinclair
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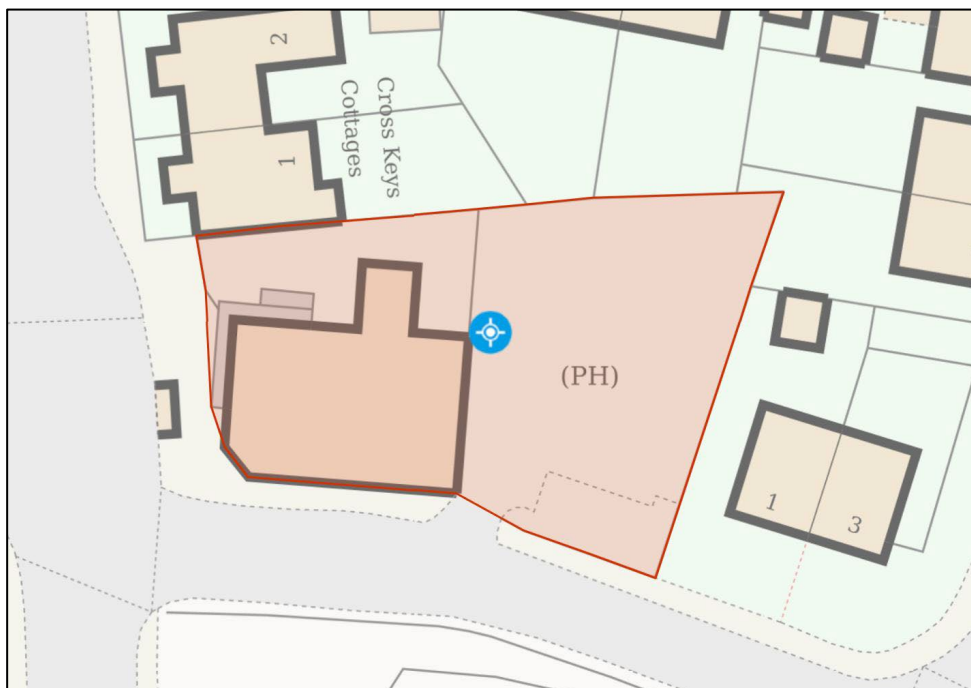


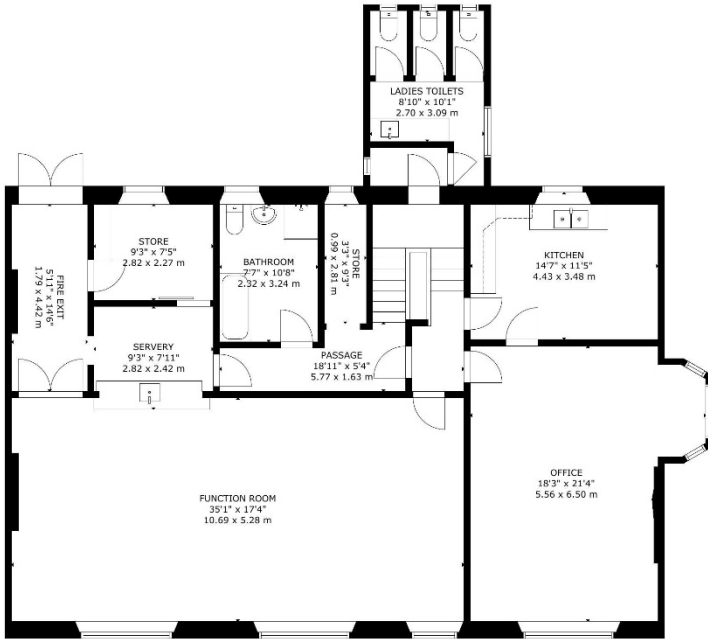


Location Plan

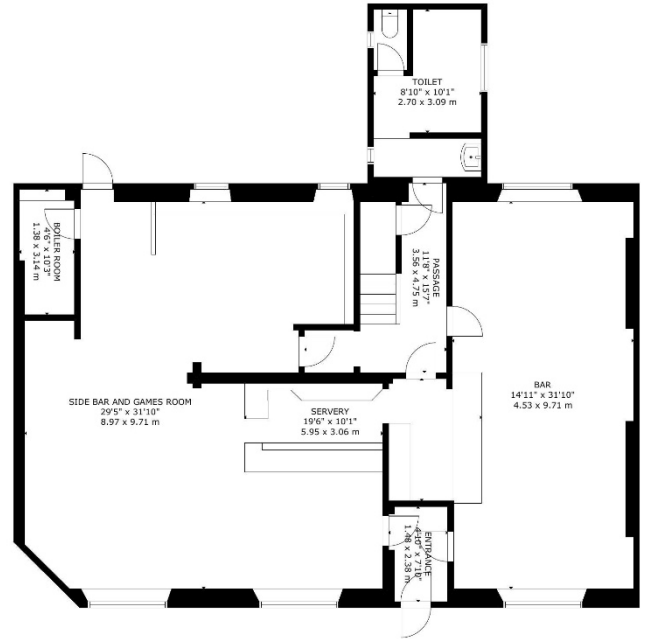


Site Plan

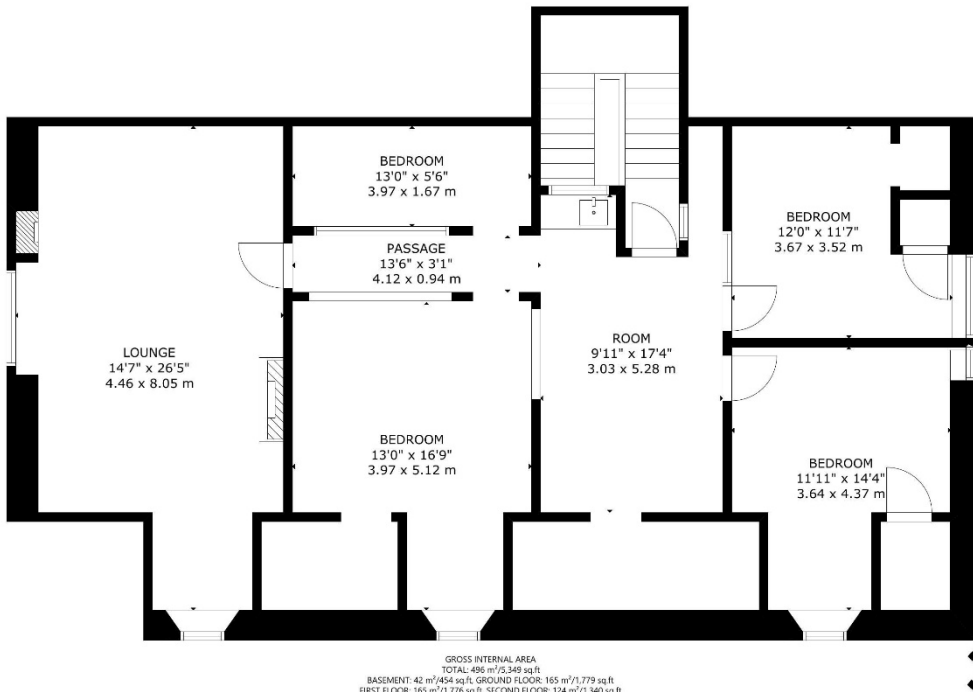




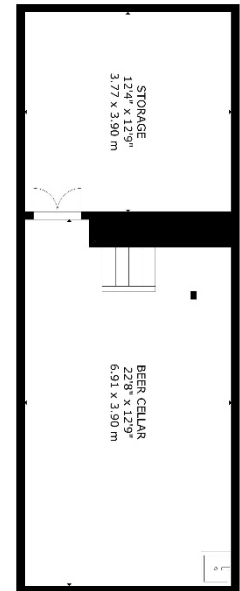
GROSS INTERNAL AREA
 TOTAL: 486 m²/5,349 sq.ft
 BASEMENT: 42 m²/454 sq.ft, GROUND FLOOR: 165 m²/1,779 sq.ft
 FIRST FLOOR: 165 m²/1,776 sq.ft, SECOND FLOOR: 124 m²/1,340 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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3D PROPERTY CONSULTANTS
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Our Services & Offices

