

FOR SALE FREEHOLD – OFFERS IN EXCESS OF £350,000 + VAT HOLLYBUSH, MAIN ROAD, CHURCH VILLAGE, PONTYPRIDD, MID GLAMORGAN, CF38 1PS



- Substantial two storey detached pub located in Church Village approx. 3 miles south of Pontypridd
- Prominent position fronting Main Road (B4595) with access routes to A473, A470 and M4
- Extensive internal trading areas which can accommodate around 75 covers
- Alternate use potential, subject to obtaining the necessary consents
- The property will appeal to local/regional licensed operators, developers, builders and investors

Location

Church Village is a large village in the historic parish and community of Llantwit Fardre and is located within the County Borough of Rhondda Cynon Taf in Wales. It is situated approximately 3 miles south of Pontypridd on the A473 near to its junction with the A470 major trunk route which connects Cardiff and the M4 motorway to the Welsh Valleys.

The Hollybush fronts Main Road and is situated at the corner of Salem Lane. It benefits from a strong roadside position and the surrounding area comprises of residential housing of mixed ages, across the road from the pub is a small precinct which incorporates a Co-op convenience store. To the rear of the property is a school, park and local chapel.

Property Description

The Hollybush is a substantial two storey detached property with painted and rendered elevations beneath a variety of roof types including flat and pitched roofs. There is an attached single storey building which is occupied by Ladbrokes Betting & Gaming Ltd.

Accommodation

The ground floor benefits from a large dining area which can accommodate around 40 covers, separate bar/lounge area for around 18 covers and a further bar area for around 20 covers which is set around a central servery.

Ancillary areas include customer WC's, catering kitchen with separate wash up area, large basement cellar and various storage areas – (some of which are derelict and require investment).

The private accommodation is situated on the first floor and comprises of a landing area, three bedrooms, office, bathroom, kitchen and three living areas.

Externally, there is a large car park for around 25 vehicles which is located across Main Road and at the rear of this area is an electricity sub-station. To the right hand side and rear of Ladbrokes shop, is a gated private parking area/open space with a detached garage and to the rear of the pub is a large trade garden and patio area.

The attached single storey building which is occupied by Ladbrokes comprises of a small retail area, staff and customer WC's and an office.

The property's ground floor Gross External Area is circa 4,982 sq ft and it sits on a plot size amounting to around 0.46 acres.

The site is likely to be of interest to local/regional licensed operators, developers, builders and investors.

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.

Tenure

Freehold and subject to an occupational lease on part of the site to Ladbrokes Betting & Gaming Ltd – (the passing rent is £6,000 per annum and the tenant is currently holding over). Further details are available on request.

The property is held under Title Number CYM21062 and the Title Plan is included on page 5.

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 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 £14,000 with effect from 1st April 2023. The adjacent betting shop has a Rateable Value of £4,700. Small business rate relief might apply to these properties. The domestic accommodation is within Band B for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The public house has an EPC rating of Band B and the betting shop Band C. Copies are available upon request.

Virtual Tour

<https://my.matterport.com/show/?m=GT98yLDNtgk&help=1>=1&ts=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.

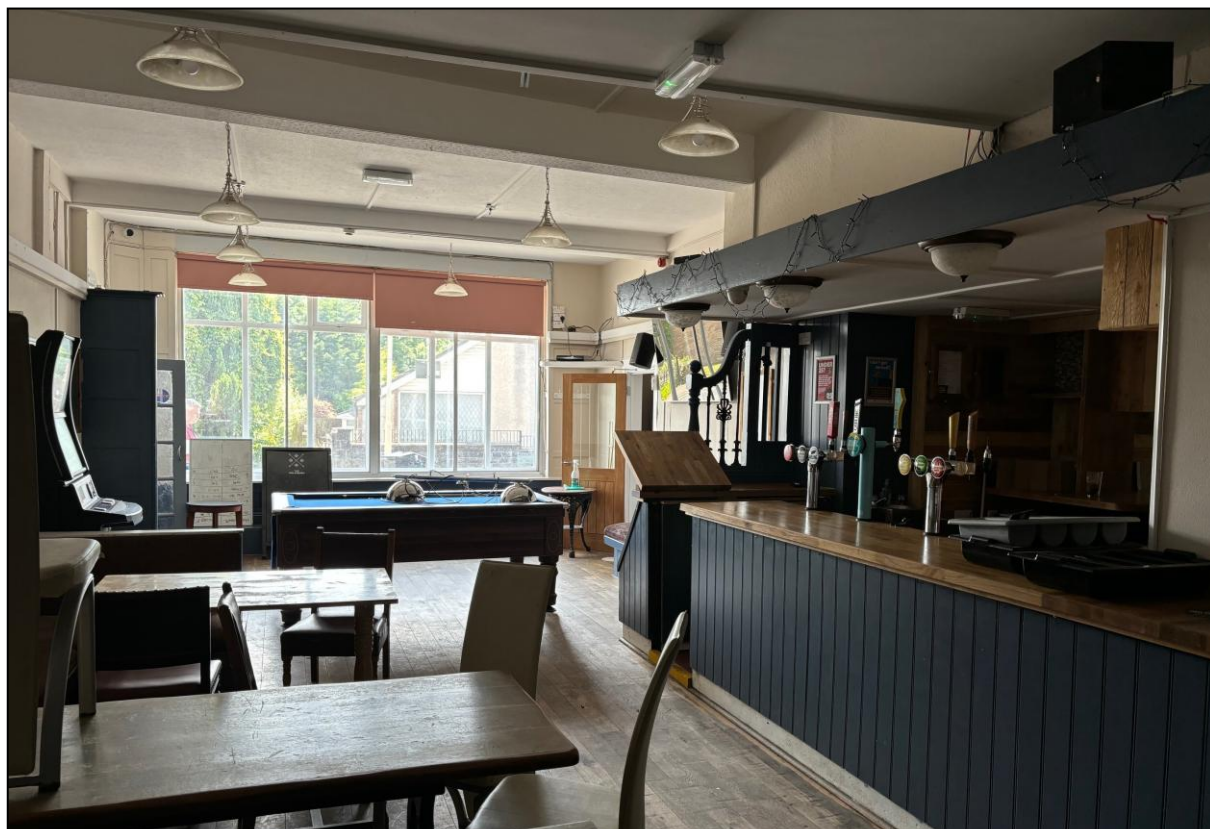
Enquiries



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

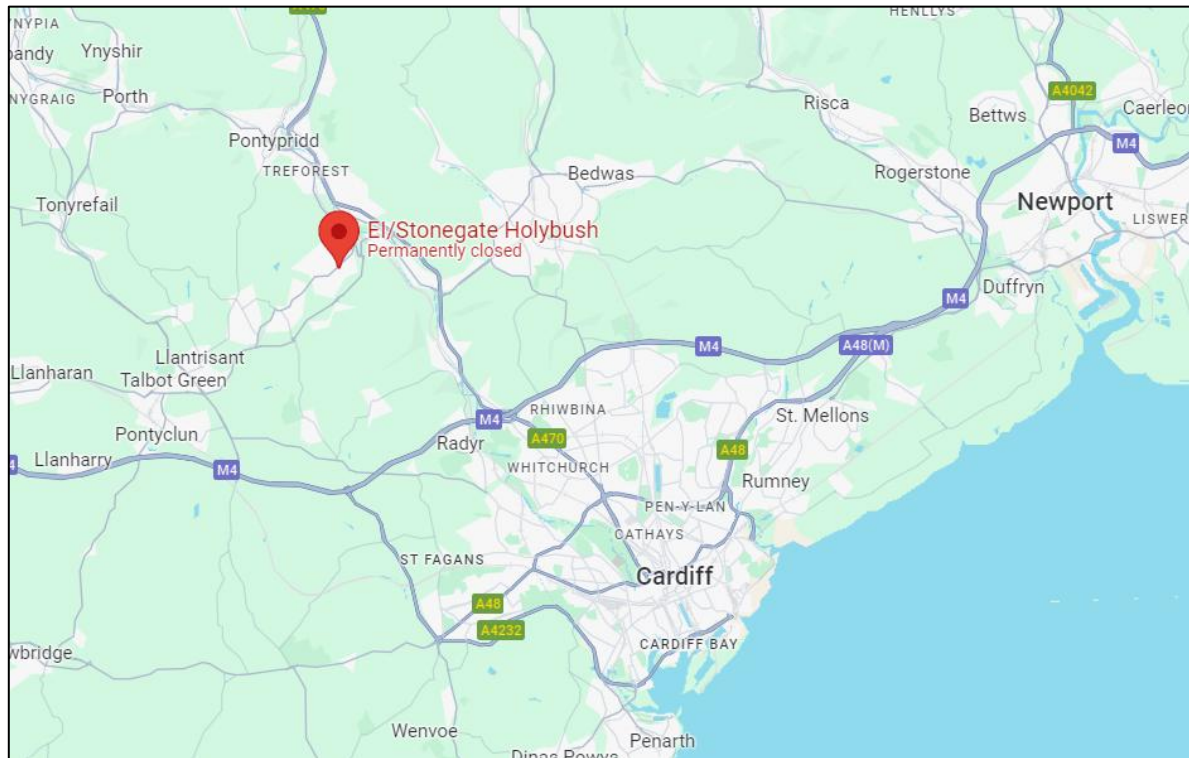


Contact: Jack Sinclair
Tel: 07823 334 750
Email: jack@wtsccommercial.co.uk

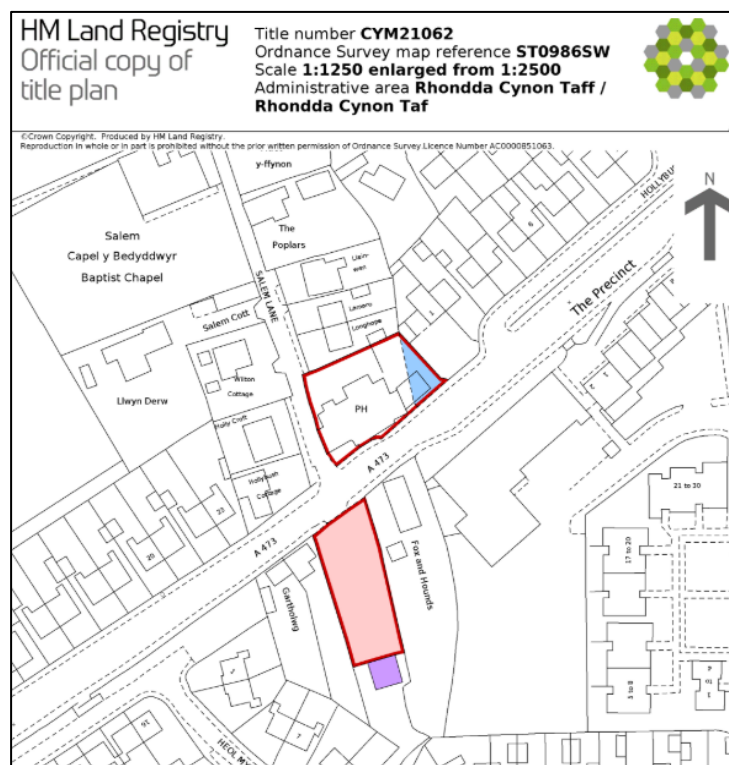




Location Plan



Title Plan





Important notice

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Our Services & Offices

