

**FOR SALE FREEHOLD - GUIDE PRICE: £275,000 + VAT
SPORTSMANS REST, PETERSTON-SUPER-ELY, CARDIFF,
SOUTH GLAMORGAN, CF5 6LH**



- Idyllically located in the desirable village of Peterston-super-Ely situated on the River Ely
- Imposing public house offering potential for c. 70 internal covers
- Substantial external trade garden to the rear and car parking for c. 30 vehicles
- Generous plot size extending to approximately 0.75 of an acre
- The property will appeal to local/regional licensed operators, developers and investors
- Alternate use potential, subject to gaining the necessary planning consents

Location

Peterston-super-Ely is an attractive and affluent village in the Vale of Glamorgan, situated on the River Ely, with a population in the region of 900 residents. This is a highly sought-after rural residential location, benefiting from its proximity to Cardiff city centre, which lies approximately 7 miles to the east. The village is accessed via Gwern-Y-Steeple and the A48 to the south, with St. Brides Road providing northern connectivity.

The Sportsmans Rest occupies a position on the south-western edge of the village, approximately 30 metres north of the River Ely. The surrounding area is predominantly residential, with the property set amongst private dwellings. A railway line runs immediately beyond the northern boundary of the site. Local amenities within the village include a primary school, community hall, church, village shop, and various walking routes along the River Ely and surrounding countryside.

Property Description

The property comprises a two-storey detached public house with painted elevations beneath a slate roof, with later single-storey extensions to the side and rear. A single-storey outbuilding is situated along the eastern boundary and adjoins the neighbouring residential property.

Accommodation

The ground floor comprises an open plan, interconnecting bar and restaurant arranged around a central servery, offering seating for around 70 covers.

Ancillary areas include customer WC's, ground floor beer store, commercial kitchen and various storage areas.

The private accommodation is located on the first floor and comprises two double bedrooms, a single bedroom, lounge, kitchen and bathroom.

Externally, the property benefits from two trade terraces and a large grassed beer garden. The pub has car parking for c. 30 vehicles.

The property's Gross External Area is around 2,600 sqft and it sits on a plot size amounting to c. 0.75 of an acre.

Tenure

Freehold.

The property is held under Title Number WA856407 and the Title Plan is included on page 4.

Planning & Development

We have made enquiries with the local authority and can confirm that the property is not listed. The site lies within the Peterston-super-Ely Conservation Area, and part of the land falls within Flood Zones 2 and 3.

Interested parties are advised to contact the local authority for further information.

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:

Monday	11:00am to 11:00pm
Tuesday to Saturday	11:00am to Midnight
Sunday	Noon to 10:30pm

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 £13,500. The domestic accommodation is within Band D 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.

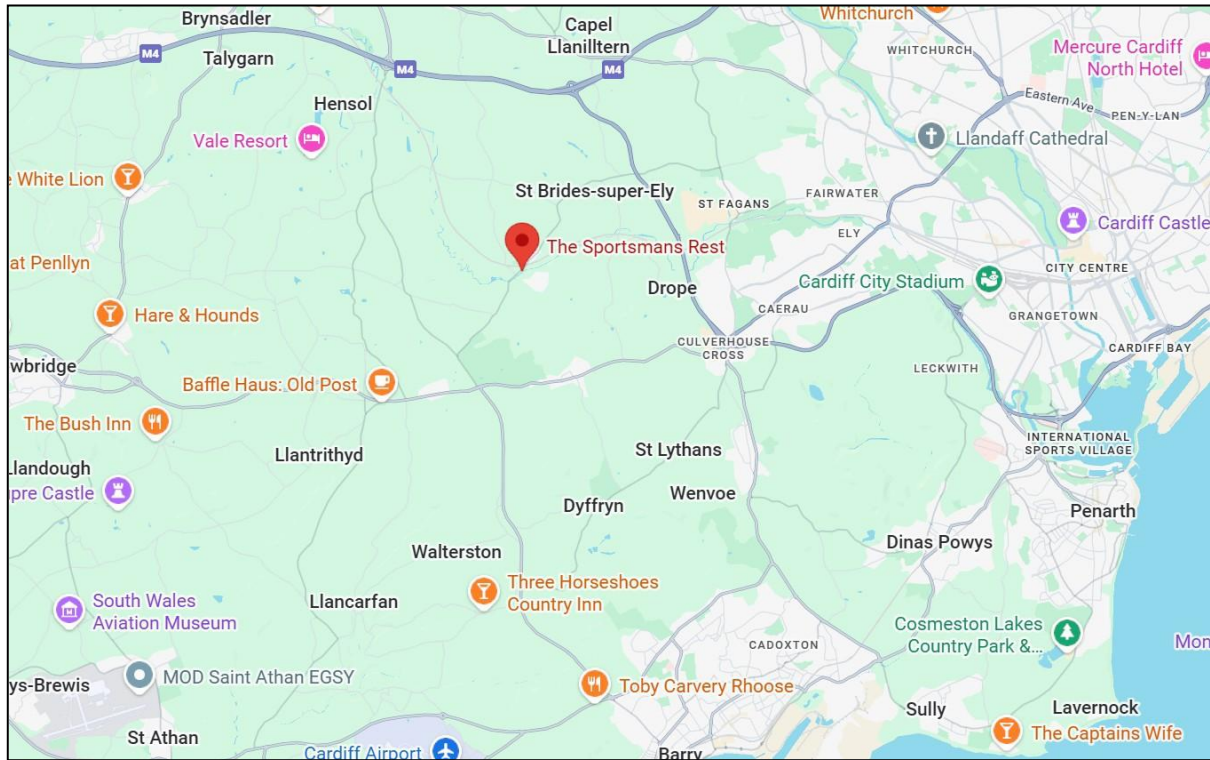
Enquiries



Contact: George Walker
Tel: 07359213606
Email: george@wtscommercial.co.uk



Location Plan



Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

