

PUBLIC HOUSE

**THE OLD POST INN
SWANSEA ROAD
BONVILSTON
CARDIFF
CF5 6TQ**

- PRIME ROADSIDE LOCATION
- GROUND FLOOR TRADING PLUS FIRST FLOOR MANAGEMENT FLAT
- EXTERNAL TRADE AREA
- LARGE CAR PARK ADJOINING



LOCATION

The Old Post Inn is located 12 miles west of Cardiff fronting the busy A48 connecting the nearby by market town of Cowbridge. The surrounding area consists of rolling countryside with picturesque views.

There are a cluster of villages within a three mile radius of the site. The roadside location and proximity to Cardiff provides high volumes of passing trade.

DESCRIPTION

The Old Post Inn is a prominent two storey detached public house. The ground floor trading area comprises lounge, dining, kitchens, bar, cellar and WC facilities. The first floor comprises living accommodation.

Externally the property has an enclosed seating area.

There is car parking for approximately 60 cars on the site. It is anticipated that the landlord will be developing on the car park and that spaces would be shared.

The property has a ground floor Gross Internal Area of 3,767 sq ft and first floor of 980 sq ft.

TENURE

The property is available on the basis of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Upon application.

RATES

The current Rateable Value has been assessed at £25,400.

LICENCES

It is understood that the property currently possesses a Premises Licence.

SERVICES

It is understood the property benefits from main electric, water and gas.

FIXTURES AND FITTINGS

Trade fixtures and fittings are included in the letting of the property.

The property is in need of complete refurbishment.

ENERGY PERFORMANCE CERTIFICATES

The commercial ground floor has an EPC Rating of C.

A copy of the Energy Performance Certificates is available upon request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

PLEASE NOTE THAT THE IMAGE OF THE PROPERTY WAS TAKEN WHEN THE SITE WAS TRADING. THE SITE IS CURRENTLY CLOSED.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:

Owen Cahill • Tel: 07824 638338 • E-mail: owen@ejhales.co.uk

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