

Exciting Hospitality/Leisure Opportunity  
Bridgend Ravens Clubhouse  
Brewery Field  
Tondu Road  
Bridgend  
CF31 4JE



- Immediately available under terms of a Management Franchise Licence a range of lounge, bar and restaurant accommodation configured over 2 floors at The Brewery Field Clubhouse, Bridgend.
- Of interest to licenced restaurant, bar and leisure operators looking for substantial accommodation that can accommodate a variety of food and drink and leisure opportunities all under one roof.
- Immediately available under terms of a Management Franchise Licence for a term of years to be agreed with details on application.

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CF31 4JE**

#### **LOCATION**

Bridgend Ravens Clubhouse at The Brewery Field is prominently positioned fronting Tondu Road on the edge of Bridgend Town Centre.

Forming part of Bridgend Ravens Rugby Club the Clubhouse has the benefit of a large on-site car park operated by Bridgend County Borough Council.

Bridgend is the administrative and retail centre serving Bridgend County Borough with the town enjoying excellent road and rail links with the property lying just 3 miles or so from both Junction 35 and 36 of the M4 Motorway.

#### **DESCRIPTION**

Substantial bar and restaurant accommodation located within the clubhouse at the Bridgend Ravens, Brewery Field. The accommodation is configured over 2 floors and briefly comprises of 4 separate and self-contained bar and restaurant areas offering significant potential for a range of bar, restaurant and leisure offers.

#### **ACCOMMODATION**

The accommodation available briefly comprises the following: -

##### **Ground Floor**

Entrance Lobby  
Restaurant/Street Food/Dining Area – **129m<sup>2</sup> (1396sq.ft)**  
Ancillary Professional Kitchen and Cellar area – **100m<sup>2</sup> (1083sq.ft)**  
Main Sports Bar – **196m<sup>2</sup> (2115sq.ft)**

##### **First Floor**

Presidents Bar – **176m<sup>2</sup> (1886sq.ft)**  
Function Room – Providing approximately **234m<sup>2</sup> (2522sq.ft)**

The property provides in total approximately **835m<sup>2</sup> (8982sq.ft) Net Internal Area of Accommodation.**

The restaurant and bar area are located off an attractive entrance lobby and are well served with ample welfare facilities.

#### **TENURE**

The accommodation is available as a whole under terms of a Management Franchise Licence for a term of years to be

agreed. Details on application.

#### **RENTAL**

On Application.

#### **BUSINESS RATES**

To be advised.

#### **THE OPPORTUNITY**

Of particular interest to Leisure companies, Pub companies and bar/restaurant/hospitality operators who as part of the agreement will be required to provide Bridgend Ravens with match day food and drink hospitality as part of an Operator Agreement. Whilst the ingoing tenant/operator will enjoy autonomy, the occupier will be required to enter into a Service Agreement with Bridgend Ravens Rugby Club setting out food and drink and hospitality arrangements.

#### **PREMISES LICENCE**

The premises currently has the benefit of a Premise Licence from 10:00am to 2:30am Monday to Saturday and 12:00noon to 12:30am on Sunday's.

#### **VAT**

All figures quoted are exclusive of VAT if applicable.

#### **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in the transaction.

#### **ANTI-MONEY LAUNDERING REGULATIONS**

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

#### **VIEWING**

Strictly by appointment only through sole letting agents:

**Messrs Watts & Morgan LLP**

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**Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)**

**Please ask for**

**Dyfed Miles or Matthew Ashman**

[www.wattsandmorgan.wales](http://www.wattsandmorgan.wales)

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