

FOR SALE

FLEXIBLE COMMERCIAL SPACE
WITH RESIDENTIAL PROPERTY



PRICE:
OFFERS IN THE
REGION OF
£550,000
(EXCLUSIVE)
PLUS SAV

PROMINENTLY LOCATED RESTAURANT PREMISES AND BUSINESS WITH 4 BEDROOMED RESIDENTIAL HOUSE
DYFFRYN CAFE, FOEL, WELSHPOOL, SY21 0NU

- A rare opportunity to acquire a prominently located property with significant potential comprising of a licensed restaurant and residential house
- A licensed 60 cover restaurant
- Spacious 4 bedroomed house attached
- Generously sized car park
- Potential for a variety of residential and commercial development, subject to any statutory consents
- Viewing highly recommended

LOCATION

The property is prominently located fronting onto the A458 in the village of Dyffryn Banw, where some local amenities are available. The property is set in an attractive location that can only be appreciated upon inspection of the property.

The A458 serves as the main route from the Midlands to the North Welsh Coast. The property is located approximately 19 miles from the town of Newtown and approximately 16 miles from the town of Welshpool.

DESCRIPTION

The property is currently arranged commercially to provide a licensed restaurant for approximately 60 covers together with a licensed bar and an additional al-fresco dining area, commercial kitchen and toilet facilities. The commercial part of the property would lend itself to a variety of commercial uses or further residential development, subject to statutory consents. There is a large car park that is accessed directly off the A458.

The residential part of the property comprises of a spacious 4 bedroomed house that is attached to the restaurant part of the property.

The potential of the property can only be fully appreciated by undertaking an internal inspection of the property.





BUSINESS

The commercial part of the property provides a long established licensed restaurant that is run by the proprietor of the property with assistance from staff. The owner is seeking to retire and thus the property and business are being offered for sale.

Further details including trading accounts relating to the business are available from the selling agents upon request.

LICENCE

The restaurant is understood to benefit from a restaurant licence for the sale of alcohol.



ACCOMMODATION

(All measurements approximate and relate to the Net Internal Areas.)

	SQ FT	MSQ
COMMERCIAL		
Restaurant	82.35	7.65
Kitchen	30.51	2.83
Rear Hallway		
Storeroom/Boiler Room	10.17	0.94
Ladies and Gents WCs		
Staff WC/Utility Space		
TOTAL NET INTERNAL AREA	122.67	11.42

	FT	M
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RESIDENTIAL

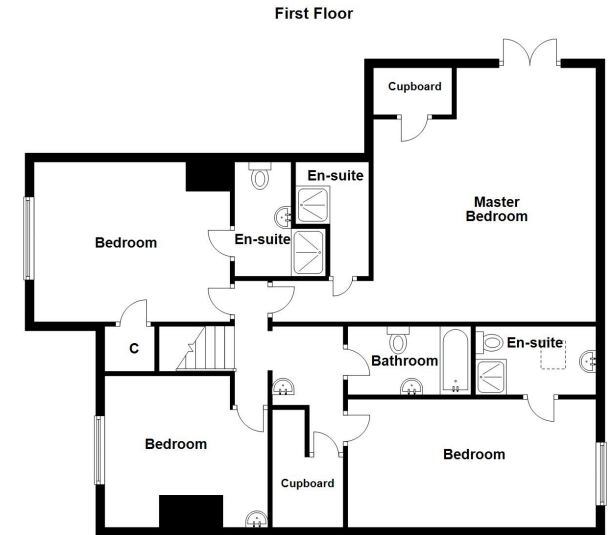
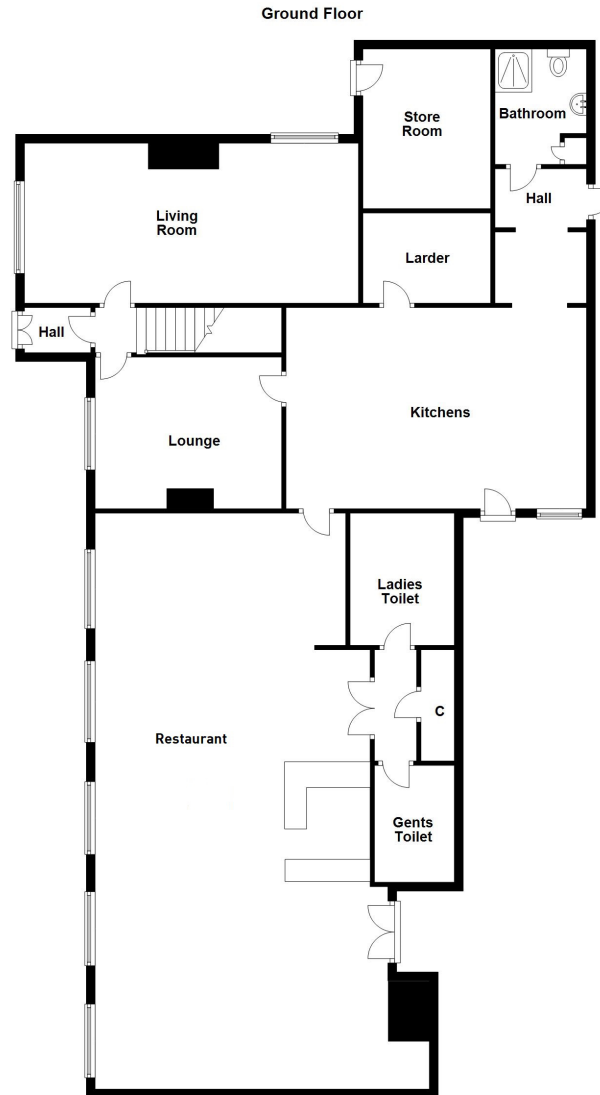
Entrance Hall		
Lounge	24'4" x 11'9"	(7.42 x 3.58)
Dining Room	12'0" x 11'4"	(3.66 x 3.45)
Bedroom 1	17'3" x 15'8"	(5.26 x 4.78)
with en-suite shower room		
Bedroom 2	11'4" x 11'9"	(3.45 x 3.58)
with en-suite shower room		
Bedroom 3	17'1" x 9'1"	(5.21 x 2.77)
with en-suite shower room		
Bedroom 4 - L-shaped	12'7" x 11'7"	(3.84 x 3.53)
	(max measurements)	

Bathroom

PLANNING

The property is understood to benefit from Use Class A3 (Restaurant) for the commercial part of the property and Use Class C3 (Residential) for the residential part of the property.

The property could lend itself to a variety of uses subject to the receipt of statutory consents.



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanIt.



SERVICES

Not tested prospective purchasers should make their own enquiries

Mains electricity and water are understood to be connected to the property. The property is understood to be served by a private drainage system.

RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2023/24)	£5,800
Rates Payable (2023/24)	£2,894

EPC

Energy Rating: B (50)

Valid until 1 November 2031

Certificate number: 6719-1675-9870-2416-7152

VAT

The property is understood not to be elected for VAT and therefore VAT will not be payable upon the purchase price.

TENURE

The property is offered for sale as a freehold with vacant possession

PRICE

Offers in the region of £550,000 (Exclusive)

LEGAL COSTS

Each party responsible for their own legal costs incurred in documenting this transaction





VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing, please contact :

James Evans

07792 222 028

E: james.evans@halls.gb.com

Commercial Department

01743 450700

E: commercialmarketing@halls.gb.com

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