



FOR SALE / TO LET – BRYN OWAIN

Stalling Down, Cowbridge, Glamorgan, CF71 7DT

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**AVISON
YOUNG**

Location

The Bryn Owain is located 11 miles west of Cardiff fronting the busy A48 connecting the nearby by market town 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.

External Details

The Bryn Owain is a prominent two storey detached public house/ restaurant beneath a pitched roof.

Externally the property has an enclosed seating area for approximately 20 covers on the ground floor level. Furthermore there is a decked balcony area on the first floor which can accommodate approximately 50 covers.

Access to the balcony is provided from the first floor trading area and two external staircases. There is car parking for circa 24 vehicles on site, a small grassed area and a bin store.

Internal Details

The ground floor trading area comprises a central servery and restaurant area which can accommodate approximately 60 covers.

The first floor comprises a further dining area for approximately 60 covers.

Ancillary trade areas include a large commercial kitchen with a built in cold store, beer store, customer WC's (including disabled), various stores and a plant room.

Additionally on the first floor there is a staff room, office, staff WC and a small store.

The property has a ground floor Gross Internal Area of approximately 2,720 square feet and sits on a plot of circa 0.41 of an acre.





Business / Opportunity

The Bryn Owain presents an opportunity for an operator to acquire a roadside licensed premises located on a popular route into Cardiff on a freehold or leasehold basis.

There is considerable change of use opportunities subject to planning permission.

Staff

We understand the property is to be sold with vacant possession and no members of staff are currently protected by TUPE regulations.

Licence

We understand that under terms of the Premise Licence the business is permitted to retail alcohol between the hours of 10am to Midnight 7 days a week.

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Price

Inviting offers on both a Freehold and Leasehold basis.

Tenure

Freehold.

Business Rates

We understand that the property is assessed as follows:

Rateable value: £12,000

UBR (2023/24): 0.562

Rates Payable: £6,744

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

EPC

The property has an EPC rating of E (106).

VAT

We understand the property is subject to VAT.

Viewing

Viewings are strictly by appointment only through Avison Young, please contact us to book a viewing.

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