

# For Sale

The Clive Arms, 31 John Street, Penarth,  
CF64 1DN



02920 248907  
avisonyoung.co.uk

## Overview

The Clive Arms is a long established public house situated in the heart of Penarth.

The fully fitted property is well presented benefitting from being located in a desirable residential area.

## Location

The property is located under half a mile away from Penarth's town centre and Penarth Marina. The town has a population of 22,000 (2011 Census) within the Vale of Glamorgan. Penarth is the wealthiest seaside resort in the Cardiff Urban Area and the second largest town in the Vale of Glamorgan.

The subject property is situated in a residential street north of the town centre.

## Internal Details

The trade area is located on the ground floor providing a bar, lounge area, kitchen and pool area capable of accommodation approximately 60 covers.

The lower ground floor provides a skittle alley, male female W/Cs and a beer cellar with a service hatch to the ground floor bar.

The first floor comprises owners accommodation, an office and a utility room.

## External Details

The mid terraced three storey property is constructed of painted rendered elevations under a pitched roof.

Additionally, there is beer garden at the front of the property capable of accommodating 12 covers.

## Owner's Accommodation

The owner's accommodation is on the first-floor level providing a comfortable double bedroom with en-suite shower room, kitchen and lounge.

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## Business / Opportunity

The Clive Arms has good levels of repeat trade from the strong local following.

Profit and loss information for the 5 years prior to the Covid pandemic show an average net turnover of approximately £140,000.

The current operators are currently trading as wet only and to suit their lifestyle.

Accounting information will be made available to interested parties after viewing.

## Tenure

The freehold is available to purchase at a guide price of **£280,000**.

## Offers are invited.

Stock in trade is to be purchased at cost in addition to the asking price on completion.

## Fixtures and Fittings

We are advised the trade fixtures and fittings at present in the property are owned outright and will be included from the sale.

## Planning

The property benefits from A3 use.

There is an opportunity for alternative uses, subject to the necessary permissions. Please contact the planning department of Vale of Glamorgan Council for more information.

## Business Rates

Rateable Value: £11,600

Under current Coronavirus legislation, retail, leisure and hospitality businesses in Wales will receive 50% non-

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## Fire Risk Assessment

We have assumed that a suitable and sufficient fire risk assessment has been carried under the Regulatory Reform (Fire Safety Order 2005).

## VAT

VAT if applicable will be charged at the standard rate.

## EPC

The Energy Performance Certificate rating is C—56.

## Legal costs

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

## Viewings

Viewing arrangements agree strictly appointment through the vendor's sole agents Avison Young.

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## Highlights

- Self contained living accommodation
- Lower ground floor skittle alley
- Total of 60 indoor covers
- Opportunity for alternative uses (subject to planning)

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