

Pub For Sale by Auction



A Freehold Inn has been brought to the market by Leading National Licensed Property Agent Guy Simmonds :-



**The New Inn, 3 Heol Y Felin,
Pontyberem, Llanelli,
Carmarthenshire, SA15 5EB**

Guide Price £180,000

Freehold
Turnover for year ending 03/15 is
£168,899 (inc vat)
Trade Split 25% wet and 75% food

This attractive and recently redecorated Freehold Inn and Restaurant with Letting Accommodation is located on the main road through Pontyberem, a Carmarthenshire village located halfway between Llanelli and Carmarthen. The village is located in the Gwendraeth Valley and has a population of approx. 2700 residents.



This thriving and profitable business is made up of a Lounge Bar/Dining Area (circa 60), Beer Garden with Children's Play Area (circa 30-40) and Car Park for 25 cars along with 2 En-Suite Letting Bedrooms.

To complete the property is a 2 Bedroom Living Accommodation, Ground Floor Cellar and excellent Commercial Catering Kitchen.

Marc Blackford of Guy Simmonds said:

"This a beautifully presented Freehold Inn & Restaurant with Letting Bedrooms occupying a prominent main road position and offers a thriving and profitable business. This business is only trading 3 days a week and offers considerable scope to increase an already healthy turnover with longer opening hours".



**For Sale by on-site auction (unless
previously sold) on Thursday 30th June**

.For more details, please click on the link below:

<http://www.pubsforsale.co.uk/propst/prnlfvu.php?txtref=7726>

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