

FOR SALE BY AUCTION

The Falcon Inn, Aberdare, Glamorgan.

EXTENSIVE & BEAUTIFULLY POSITIONED STONE BUILT RIVERSIDE INN WITH 8 LETTING BEDROOMS IN JUST UNDER 2 ACRES WITH CHANGE OF USE POSSIBILITIES (stpp)



Guide Price: £160,000

Tenure: Freehold

Turnover: circa
£50,000 - £60,000

Trade Split: 100%

Agent: Guy Simmonds
01332 865112



Leading National Licensed Property Agents Guy Simmonds have been instructed to sell this profitable and well-presented freehold inn by on-site **'AUCTION'** (*unless previously sold by private treaty*) in March 2015 with a guide price of £160,000.

This delightful riverside freehold Inn with 8 Letting Bedrooms is located within the town of Aberdare, within the Cynon Valley, Glamorgan, at the confluence of the River dare and Cynon. The town is located 3 miles from Merthyr Tydfil, 20 miles from Cardiff and 22 miles from Swansea. The town is the 13th largest in Wales with a population of over 30,000. The lovely stone built property is very extensive and benefits from a riverside location. The business consists of a Public Bar (circa 20), Conservatory Lounge Area (circa 25), Function Room (circa 120), Patio/Terrace (circa 50), 8 En-Suite Letting Bedrooms, potential bunk-house (6 bedrooms), Semi-Commercial Catering Kitchen, Car Park and 3 Bedroom Living Accommodation. The property used to be three residential cottages and we believe there may be the opportunity to convert back to residential or other commercial uses (STPP).

- Lovely riverside location offering pleasant views and set in nearly 2 acres of land.
- Traditional Public Bar (circa 20) along with a Conservatory Lounge Area (circa 25).
- Lucrative and Spacious Function Room (circa 120) with bar server and wood floors.
- 8 En-Suite Letting Bedrooms with a further 7 rooms needing refurbishment.
- Large workshop that used to be a Micro Brewery.
- **Possible alternative uses (STPP).**
- Large Car Park and Patio Terrace Area for 50 customers.
- 3 Bedroom Living Accommodation.
- Turnover for y/e 03/13 is £50-60,000 (incl. VAT) on low key trading and very limited hours offering huge potential in both food and accommodation.