

**AVISON  
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For sale

Tynllidiart Arms  
Capel Bangor  
Aberystwyth  
SY23 3LR



08449 02 03 04  
[avisonyoung.co.uk](http://avisonyoung.co.uk)

## Highlights

- Prominent position
- Lounge/Bar (20)
- Restaurant (40)
- Brewery
- Car park (15)
- Outside seating (40)
- Potential to develop trade
- Energy rating - D (77)

## Overview

The Tynllidiart Arms is an attractive two storey period property of traditional construction under a pitched roof.

## Location

The Tynllidiart Arms is located in a prominent position in the sought after village of Capel Bangor. The pub is on one of the main arterial routes to the historic seaside university town of Aberystwyth, which is approximately 5 miles away.

Aberystwyth sits on the picturesque Ceredigion coast line overlooking Cardigan Bay and is well known for its Victorian pier, well regarded university and acts as the retail & leisure hub for the region. The area is popular with tourists who visit to enjoy the numerous beaches and attractions such as Rheidol Steam Railway, Devils Bridge and Borth Zoo all of which are in close proximity.

## Internal details

The Tynllidiart Arms offers trade accommodation over two floors with the ground floor providing an

attractive lounge/bar with seating for 20, bar servery and a number of period features including an open fire, log burner and exposed stonework. In addition to the trade space there are also customer toilet facilities.

To the first floor there is a well presented restaurant area providing 40 covers with vaulted ceiling, exposed A-frames and period stonework. There is a waitress station and service hatch to the kitchen.

In addition to the restaurant there is a well equipped commercial kitchen with extraction.

## External details

The premises benefits from decked seating areas to both the front and rear providing approximately 40 covers and a covered smoking solution with heaters. There is a ground floor level cellar with service access to the front of the property and an outbuilding with storage.

There is also Bragdy Gwynant a holder of the Guinness World Record for the Worlds smallest commercial brewery to the front of the property. In addition to this there is a car park with space for approximately 15 vehicles and a garage.

The garage is currently used for storage but could be suitable for conversion to owners accommodation/office space subject to the necessary planning consents.

## Business/opportunity

The Tynllidiart Arms is currently traded under management as a traditional public house with a good reputation for quality food.

The pub enjoys excellent support



from the village as well as benefiting from trade from further afield as a destination eatery. The pub has a premises licence allowing for the sale of alcohol until 02:00 seven days a week. Although the current operators choose to only trade until 00:00.

The Tynllidiart Arms ([www.tynllidiartarms.co.cuk](http://www.tynllidiartarms.co.cuk)) offers potential purchasers the opportunity to acquire a charming, rustic freehouse in a well regarded location a short distance from a thriving town housing a university, hospitality and Welsh Government offices.

Although currently traded under management the business would be ideal for an owner operator or a local group looking to add to their offering. There is significant scope for the new owner to improve profitability by being hands on in the operation and improving the marketing of the business and utilising the brewery.

There is also the possibility of developing the garage as well as the possibility of creating a building plot (subject to necessary consents) from the car park.

Our clients are now looking to sell the pub to focus on their other business interests.

## Trading information

The business enjoys health levels of trade but has significant scope to improve both turnover and profitability.

The most recent signed accounts show net sales of £148,975. Further accounting

information will be provided to interested parties after a formal viewing of the business.

## Fixtures & Fittings

We have been advised that trade fixtures and fittings are owned by our clients and are included in the sale.

## Premises Licence

A premises licence is held for the supply and sale of alcohol between 11:00 and 02:00 seven days a week.

## Staff

The hotel is currently run by a full time manager with the assistance of chef and several part time members of staff. Further information will be made available to interested parties after a formal viewing of the business.

## Fire Risk Assessment

We have assumed that a suitable and sufficient fire risk

assessment has been carried out under the Regulatory Reform (Fire Safety Order 2005).

## Business Rates

The rateable value is £10,750 from April 2017.

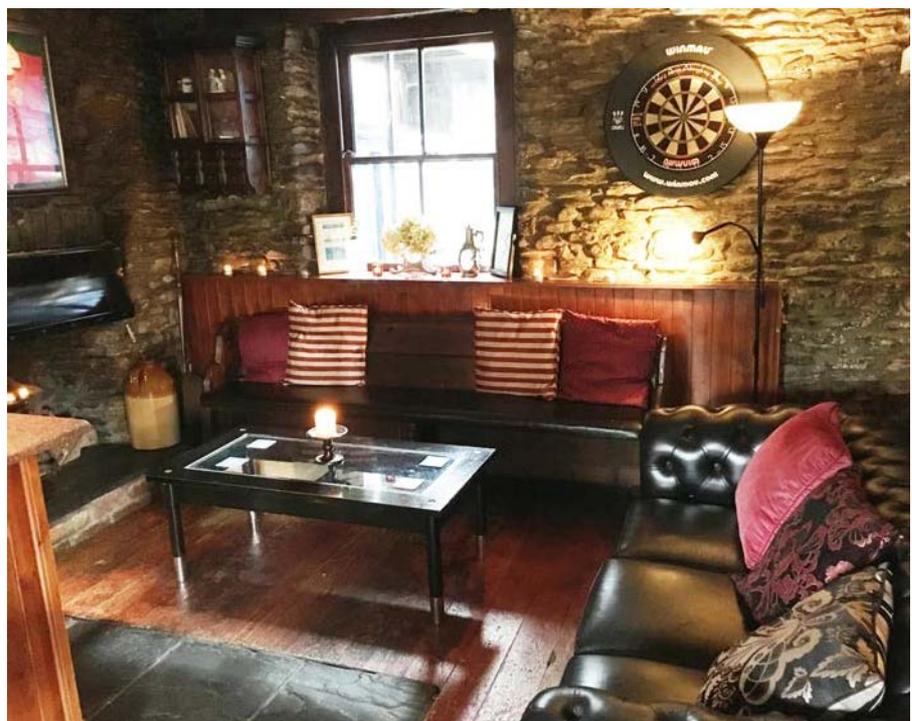
## Asking Price

We are seeking offers in the region of £182,500 for the freehold interest to incorporate trade fixtures & fittings and goodwill.

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

## Viewings

Viewing arrangements are strictly by appointment through the Vendor's sole agent Avison Young.



Tynllidiart Arms





For further information  
please contact:

**John Coggins LL.B (Hons) AssocRICS**

02920 248902

john.coggins@avisonyoung.com

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Birmingham

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Avison Young

One Kingsway, Cardiff CF10 3AN

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