



The Travellers Rest, 9 Long Bridge Street
Llanidloes, SY18 6EE

£249,500



THE TRAVELLERS REST, 9 LONG BRIDGE STREET

LLANIDLOES, SY18 6EE

- Prominent Grade II Listed restaurant in town centre
- Good business opportunity to take over an established restaurant
- Further evening potential/takeaway and bed & breakfast (subject to planning)
- Restaurant to seat 44 covers
- Kitchen/Preparation Room. Living accommodation over with Lounge, Bathroom, 6 Bedrooms (2 en suite)
- Allocated rear car parking space

£249,500

FOREWORD

The Travellers Rest Restaurant has been open for many decades and traded successfully within the town. It is well known for its breakfasts, lunches and afternoon teas together with a strong trade on a Sunday for Sunday Lunches. The restaurant is open six days a week and offers further potential for the new owners to open in the evenings. The upstairs living accommodation is spacious and could be utilised for bed and breakfast subject to receiving the necessary consents or to renting it out by creating a separate access. There is also further potential for a takeaway restaurant utilising some of the preparation area of the kitchen, obviously subject to receiving the necessary consents.

The Travellers Rest Restaurant occupies a prominent position within the centre of this old market town with its historic black and white market hall. Llanidloes is the first town on the River Severn and offers an interesting array of small shops and is conveniently situated to a number of tourist attractions (eg) Clywedog Reservoir, Plynlimon, Hafren Forest and the seaside town of Aberystwyth (32 miles), Powis Castle (26 miles). The area is

well known for stunning scenery, wildlife and country pursuits.

ACCOMMODATION

Ground floor:

Restaurant 10.32 x 4.59 (33'10" x 15'1") (47.46 sq m) With double frontage, front entrance door, 3 radiators, side window, plate rack, 4 wall lights, seating for 44 covers, staircase to first floor toilets which serve the restaurant

Kitchen/Preparation 10.8 x 3.27 (35'5" x 10'9") (35.4 sq m) Front entrance door off Long Bridge Street, base and wall units, worktop surfaces, wall shelves, staircase to first floor accommodation, serving bar, 4ring gas hob and oven, griddle, twin deep fat fryer with extractor canopy over, double stainless steel sink and drainer, stainless steel wash basin, rear entrance door, strip lighting, door to cellar

Cellar 5.46 x 4.42 (17'11" x 14'6") Store cupboard, staircase up to ground floor, external door to Church Street (blocked off).

First floor: (Approached from the restaurant staircase)

Landing Radiator, boiler cupboard housing the gas central heating boiler

Gents and Ladies Toilets

Airing Cupboard

First floor: (Approached from kitchen/preparation room staircase)

Landing Radiator, laminate flooring, staircase to second floor, double built in cupboard

Lounge 4.3 x 4.04 (14'1" x 13'3") Fire surround with electric fire, 4 lights, radiator, window to Long Bridge Street

Rear Bedroom 1 3.99 x 2.97 (13'1" x 9'9") Radiator

Front Bedroom 2 4.09 x 3.42 (13'5" x 11'3") Radiator

Bathroom 2.54 x 3.23 (8'4" x 10'7") With panelled bath, w.c., shower cubicle, 2 wash basins with drawer unit under, wall mirror, wall lights, laminate flooring, radiator

Inner Lobby Doorway to restaurant toilets, staircase to first floor

Second floor: (Approached by staircase from the main landing on first floor)

Landing Velux window, access to loft

Cloakroom With w.c., pedestal wash basin

Front Bedroom 3 4.11 x 3.67 (13'6" x 12'0")
Radiator

Rear Bedroom 4 3.69 x 3.14 (12'1" x 10'4")
Radiator

Low doorway through to Secondary Landing which can also be approached from the staircase in the lobby on the first floor

Landing With radiator

Rear Bedroom 5 3 x 2.51 (9'10" x 8'3")
Radiator, En Suite Bathroom with panelled bath, w.c., wash basin.

Front Bedroom 6 4.43 x 3.57 (14'6" x 11'9")
Radiator, En Suite Bathroom with panelled bath, pedestal wash basin, w.c., radiator, part tiled walls

OUTSIDE

The property has a right to park in an exclusive allocated parking space to the rear of the property which is in the Lion Hotel car park.

SERVICES

Mains electricity, gas, water and drainage
Gas central heating

Telephone connected subject to BT regulations

NB: We have not tested the services, flues or appliances and are unable to guarantee their condition

OUTGOINGS

Rateable Value 2010 £4,450
Council Tax Band 'A'

TENURE

Freehold

ASKING PRICE

£275,000 to include trade fixtures and fittings and goodwill

ACCOUNTS

Accounts will NOT be made available to prospective purchasers

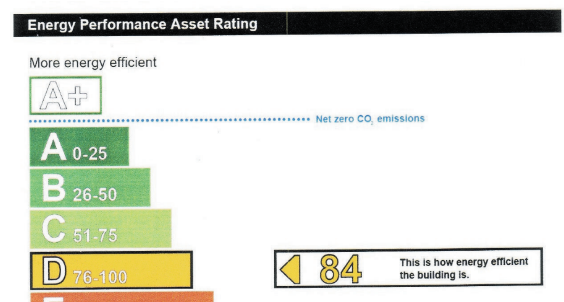
TO VIEW

STRICTLY by appointment with the agents

MORRIS MARSHALL & POOLE

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REF: LPT/1312 04/10



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