



Accommodation  
Private Bathrooms Available  
All Rooms Cushioned Beds  
Cable TV, Radio and  
Coffers for Money  
RESTAURANT • BARS  
BAR MEALS  
CHILDREN'S ROOM

GAM  
Duckets  
GREAT BAR FOOD COCKTAIL COMPETITIONS  
SHOTS! COMMON ROOM CHEAP  
SUNDAY QUIZ & ROASTS PINTS

STEAKS • GRILLS • FRESH FISH • PASTA • ♥  
0624242 LE FIGARO 0624242

ACCOMMODATION  
BAR MEALS  
Accommodation

FAMILY

WINES & SPIRITS

REAL ALE

EXCELLEN  
FOOD

COFFEE  
TEA  
PIZZA  
BURGERS  
SANDWICHES  
Cakes  
PASTRY  
SWEETS  
SALADS  
SPECIALS  
WHAT IS THE TIME?

## FOR SALE

Offers in the region £625,000  
(Exclusive) plus Stock at Valuation

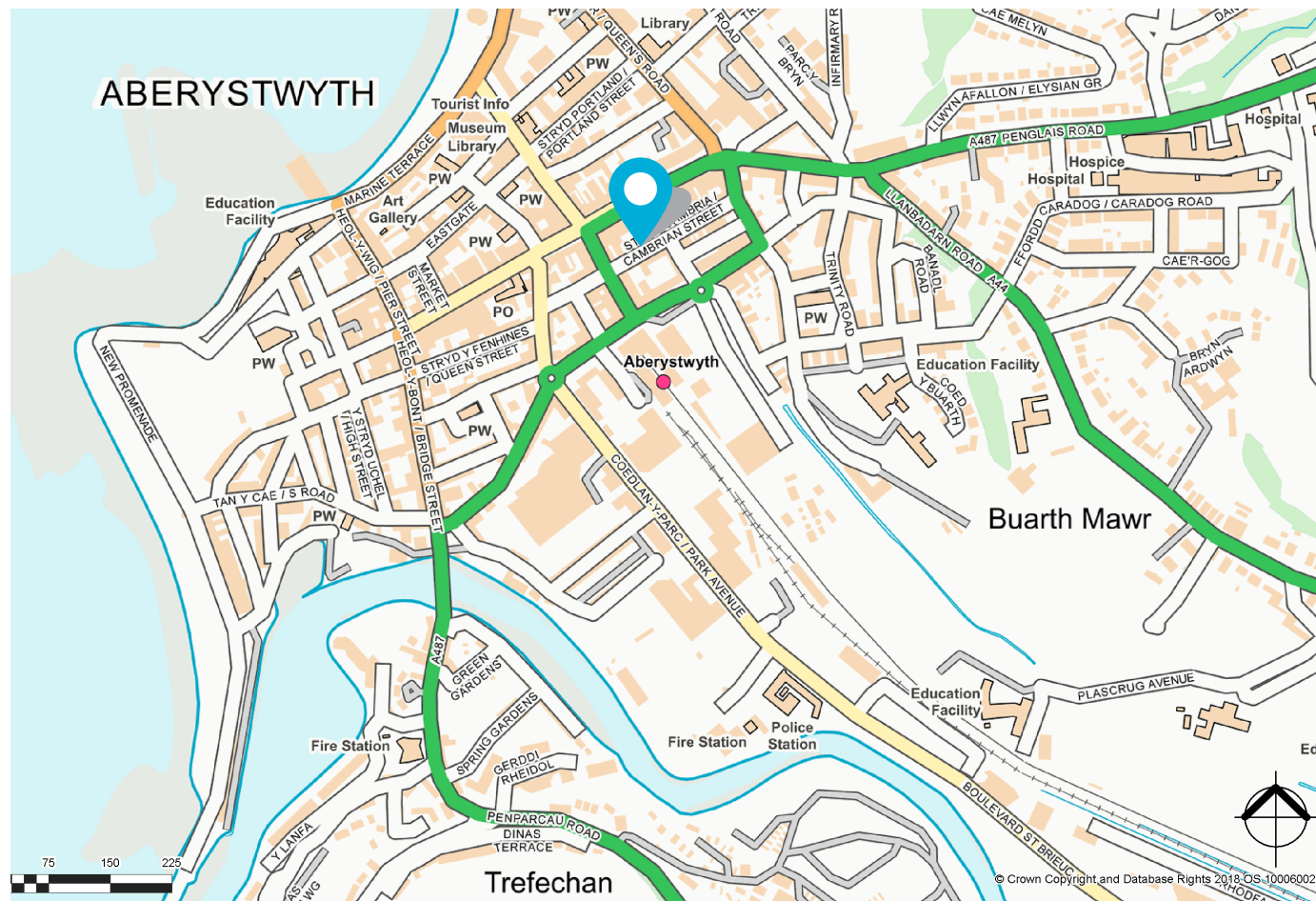
### Cambrian Hotel, Alexandra Road, Aberystwyth, SY23 1LG

■ A rare opportunity to acquire a prominent and substantial Licensed public house and restaurant with letting rooms and residential accommodation in the town centre of Aberystwyth

A rare opportunity to acquire a prominent and substantial Licensed public house and restaurant with letting rooms and residential accommodation in the town centre of Aberystwyth

- Licenced bar
- Le Figaro Restaurant
- Twelve letting bedrooms
- Managers Flat
- Large function room
- Manger's office
- Two three - bedroomed residential flats
- Significant potential for alternative uses, subject to statutory consents





### LOCATION

The property is prominently situated fronting at the junction of Alexandra Road with Union Street in the town centre of Aberystwyth. The property is located opposite the town's railway station and falls close to Aberystwyth's large bus station and local taxi rank. It is in close proximity to Wetherspoons and a retail development comprising amongst others Matalan, Marks and Spencers and Tesco. The property is also located within close proximity of the new restaurant conversion that is taking place of the Old Welsh School.

Aberystwyth is an established university and market town and serves as the administrative centre for the area. The population at the 2011 census was 16,420 with a significant influx of students being in excess of 10,400 per year. The West Wales Coastal town enjoys views overlooking the Irish Sea.

The town lies approximately 110 miles north west of the City of Cardiff, 76 miles south west of the town of Shrewsbury and approximately 93 miles south east of the City of Chester.

The town is accessed via the A44, A487 and A470 and enjoys accessibility via main line railway lines connecting into the major conurbations of Cardiff and Swansea to the south and Birmingham and Shrewsbury to the East.

The historic building enjoys a very prominent location in the town centre and lends itself to a variety of uses (subject to statutory consents).



### DESCRIPTION

The property has remained in the current ownership for approximately 37 years and is only reluctantly offered for sale due to the retirement of the vendor.

The property comprises of a substantial imposing property sitting on a total site area of approximately 0.11 acres. The Cambrian Hotel is a combination of two substantial Victorian properties with a modern rear extension. The property trades as a licensed bar/restaurant with letting rooms and a managers flat and residential accommodation that is currently in use as student flats.

The largest element of the original Cambrian Hotel benefits from return frontage onto Alexandra Road and Union Street. This

comprises of the main public bar area and restaurant on the ground floor. The bar has a capacity of 120 and the restaurant has capacity for 70 covers. The upper floors provide the 12 letting rooms, a function room, offices and the managers flat. This part of the property is four storey and is of brick construction under a slate roof cover.

At the rear of the property there is a three storey later extension which was built approximately 15 years ago. This provides on the ground floor a rear extension of the bar (pool/games room), public toilets and part of the kitchen. On the upper floors there are two three bedroom flats which benefit from a separate access off Union Street. The vendors maybe willing to consider retaining these as part

of any sale, further details available from the selling agents upon request. The property is of traditional cavity construction and a part tiled and part flat roof cover.

The ground floor of the main part of the property trades as a licensed bar accessed directly from Alexandra Road along with the adjoining Le Figaro restaurant. Le Figaro offers a split level restaurant with its own kitchen and separate bar servery.

The property would lend itself to a variety of uses including continued use as a licensed premises and restaurant and conversion of the uppers to residential or student accommodation and its potential can only be fully appreciated after undertaking an inspection of the same.



## BUSINESS

The business has been run by the existing proprietor for over 37 years and is only reluctantly offered for sale due to retirement.

The business is diverse with income currently being received from the bar, restaurant, function room and the letting of the two three bedroomed flats to students.

The business is currently run by the proprietor and her daughter and three full time chefs and a variety of full and part time staff.

The business trades as a freehouse with the trade broadly split wet (and machines) 63%, food 32% and letting rooms 5%. The business benefits from established local trade, students and is supplemented by the tourist trade. There is significant potential for further utilisation of the function room at first floor level which is not a public area.

The turnover for the year ending 31st of March 2018 was approximately £468,000.

Further financial information including audited accounts are available from the selling agents upon request.



### ACCOMMODATION

Detailed scaled plans relating to the property are available from the selling agents upon request

### GROUND FLOOR

**Bar**- 120 Capacity with free standing bar furniture, pool table and games area towards the rear, public toilets and long bar servery

**Le Figaro Restaurant** – 70 covers with bespoke entrance, bar/ service point, kitchen and further public toilets.

**Catering Kitchen**- Dual use with bar and restaurant, with separate washing up/prep area

### FIRST FLOOR

**Function Room**- with bar and capacity for around 75 covers and toilets

**Office and ancillary stores**

**Managers Flat**

**Laundry room**

**Letting Room:**

1 double (en suite)

### SECOND FLOOR

**Letting Bedrooms split as follows:**

1 double (not en suite)

4 double (with ensuite shower)

1 twin (with ensuite shower)

2 singles (with ensuite bath)

### THIRD FLOOR

**Letting Rooms split as follows:**

3 doubles (not ensuite)

Shared bathroom for above bedrooms

Two three bedroomed residential flats in use as student letting accommodation at first and second floors of the rear extension accessed from Union Street



### PLANNING

Prospective purchasers should rely on their own enquiries.  
It is understood that the property is not listed.

The property is understood to benefit from planning consent for Use Class A3/A4 and C3 of The town and Country Use Classes Order 1987

### RATEABLE VALUE

(Further details are available from the letting agents upon request)  
Prospective purchasers should make their own enquiries with the local authority

Rateable Value	£52,750
Rates Payable	£26,006

### TENURE

The subject property is to be sold on a Freehold basis held under Title Number WR36660

### PRICE

Offers are invited in the region of £625,000 (Exclusive) plus Stock at Valuation.

**LEGAL COSTS**

Each party to bear their own legal costs in connection with the sale of the property and business

**LICENCE**

The property is understood to benefit from a Premises Licence

**SERVICES**

(No services were tested at the time of our inspection)  
All mains services are available at the property

**EPC**

The EPC rating is D (89)

**FIXTURES AND FITTINGS**

A detailed inventory of fixtures and fittings included in the sale of the business are available from the selling agents upon request







### LOCAL AUTHORITY

Ceredigion County Council, Canolfan Rheidol, Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE

### FINANCIAL ACT 1989

Any intending tenant should satisfy themselves independently as to VAT in respect of the transaction. All figures in these particulars are quoted exclusive of VAT. We understand that the property is not elected for VAT.

### VIEWING

## 01743 450 700

Strictly by prior arrangement with the joint agent. For more information or to arrange a viewing, please contact:

**Huw Bevan** 07795 486 267

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