

Brewers Fayre Aberdare

Tirfounder Fields, Ffordd Tirwaun
Aberdare
CF44 0AH

Virtual Freehold: £375,000 + VAT

Ref: 3460493

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KEY HIGHLIGHTS

- Restaurant & Bar
- C. 200 restaurant & bar covers
- Adjacent to 40 room Premier Inn
- External trade area
- Internal & external play areas
- Premises Licence | Energy Rating: B



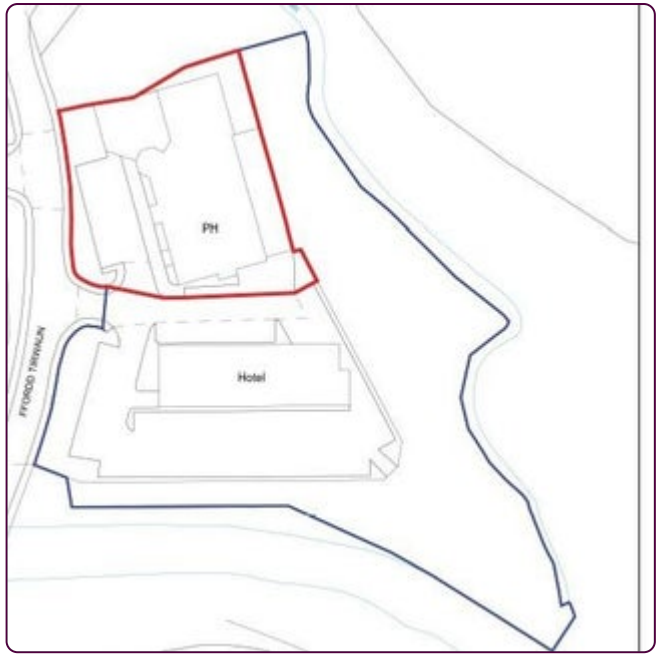
LOCATION

The Aberdare Brewers Fayre is located on the northern edge of Aberdare in the Cynon Valley, South Wales.

The property has an accessible position serving Aberdare town and the surrounding valley communities and is approximately 20 miles north west of Cardiff.

The site benefits from good transport connectivity, lying close to the A4059 Aberdare Bypass, which provides direct links south to Pontypridd and Cardiff and north to the A465 Heads of the Valleys Road, allowing onward access across South Wales. Aberdare railway station is located approximately 1.5 miles away, offering regular rail services to Cardiff.

The surrounding areas comprise a mix of retail, leisure and commercial uses, with the wider catchment area made up of mainly established housing areas within Aberdare, Cwmbach and neighbouring valley communities. Notable nearby attractions include Dare Valley Country Park, located a short distance to the north,









DESCRIPTION

The property is a modern, purpose-built, detached restaurant with brick elevations beneath a pitched tiled roof. The single-storey building has an open-plan trading area, with indoor children's play area served by a central bar, fully fitted commercial kitchen and ancillary back-of-house storge and amenities.

Externally, there is a large shared car park, customer seating and children's play area.

INTERNAL DETAILS

- Restaurant & bar area
- Bar
- Beverage service point
- Ladies WCs x 2
- Gents WCs x 2
- Accessible WC
- Baby change room
- Children's play area
- Commercial kitchen
- Walk in fridge
- Walk in freezer
- Office
- Staff room
- Storage
- Staff WCs

TENURE

Virtual freehold.

TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.

FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms of Disposal" document) may be removed from the property prior to, or shortly after, completion.

EXTERNAL DETAILS

- Large shared car park
- External customer seating area
- Children's play area

STAFF

The sale is subject to TUPE - Transfer of Undertaking (Protection of Employment), all staff will transfer with the business on completion. Anonymised schedules will be available in the data room for review by qualified parties only.

OWNER'S ACCOMMODATION

- One 2 bedroom flat with kitchen, living room and bathroom
- Two studio flats with shower room







TRADING HOURS

Mon-Sat 11.30am - 11pm
Sun 12pm - 10.30pm

Breakfast serving times:
Weekdays: 6.30am-10.30am
Weekends: 7am-11am

OTHER INFORMATION

Click Here for Terms and Conditions

Boundary Plans

- Restaurant Only Disposal – The plans edged in blue are provided as a guide to Whitbread's property ownership. The boundary edged in red is the demise that will transfer as part of the freehold, long leasehold, or shorter leasehold transaction.

- The buyer will be expected to pay a service charge, to cover common areas and grounds maintenance and repairs on a proportional basis.

- VAT will be calculated if the property has living accommodation at 90% or 100% if not and will be added to the purchase price. If the transaction is deemed to be a Transfer of a Going Concern (TOGC), VAT will not be payable.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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