



SLATERS ARMS

Bridge Street, Corris, SY20 9SP

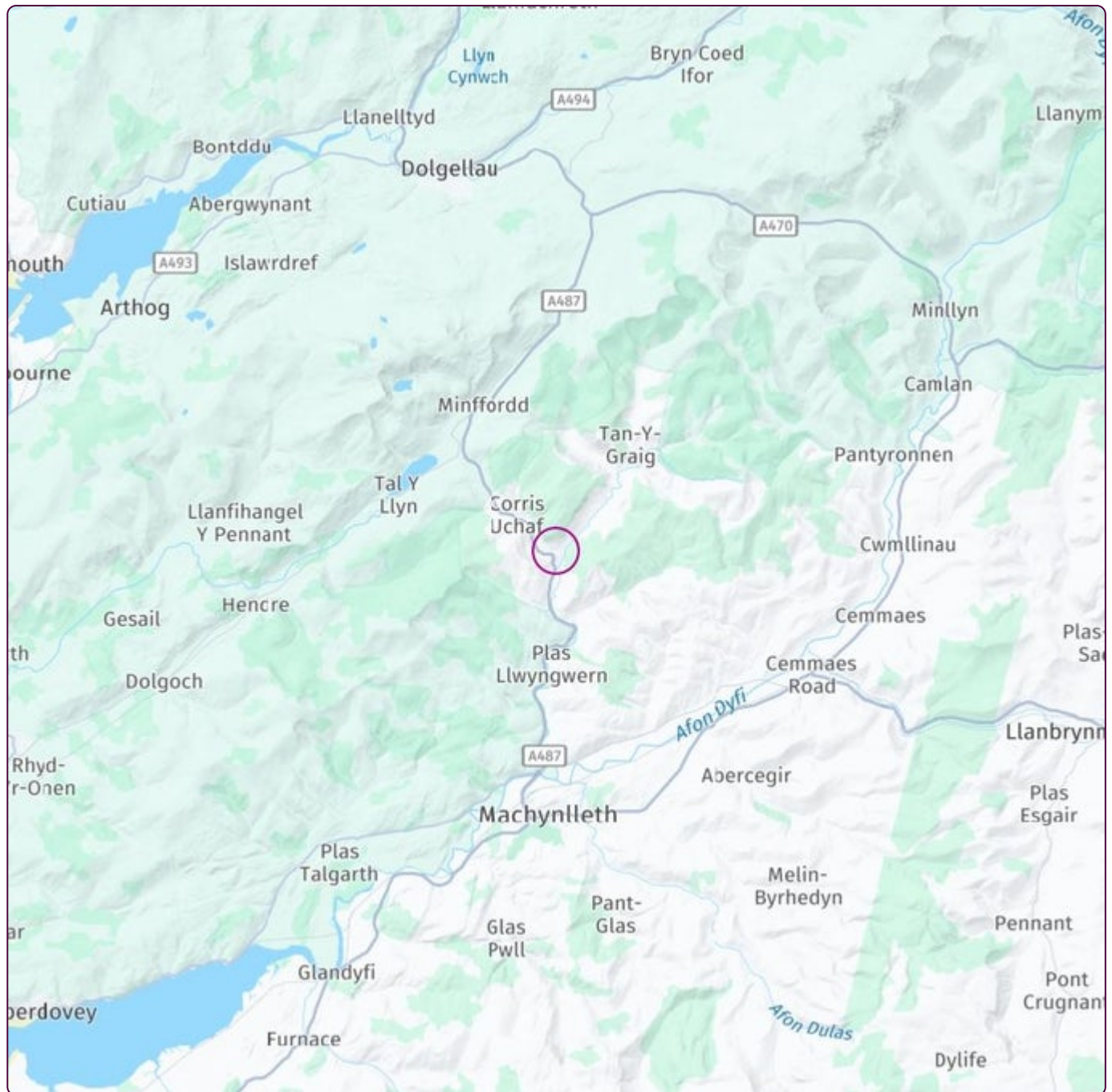
FREEHOLD: £290,000 | REF: 5652109

KEY HIGHLIGHTS

- Healthy turnover growth
- Four en-suite letting bedrooms
- Established food and ale offering
- Owner's accommodation
- Turnover '25 - £187k
- EPC Rating C

LOCATION

The Slaters Arms occupies a prominent and central position within the village of Corris, set just off the main A487. The village lies within the Dyfi Valley, surrounded by attractive countryside and benefitting from passing traffic as well as a loyal local community, making it an ideal setting for a well-established village pub with accommodation.





DESCRIPTION

The property is a traditional character public house, understood to be mainly of stone construction with rendered and colour-washed elevations beneath a pitched slate roof. It presents as a well-maintained and highly appealing period building that blends comfortably into its village surroundings while offering a strong trading presence.

INTERNAL DETAILS

At ground floor level the pub provides characterful trading areas featuring attractive slate-flagged floors and a warm, welcoming atmosphere. The internal layout has been thoughtfully developed to support both wet and food-led trade, creating a pub that works efficiently for day-to-day operation while retaining its traditional charm.

FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

LETTING ACCOMMODATION

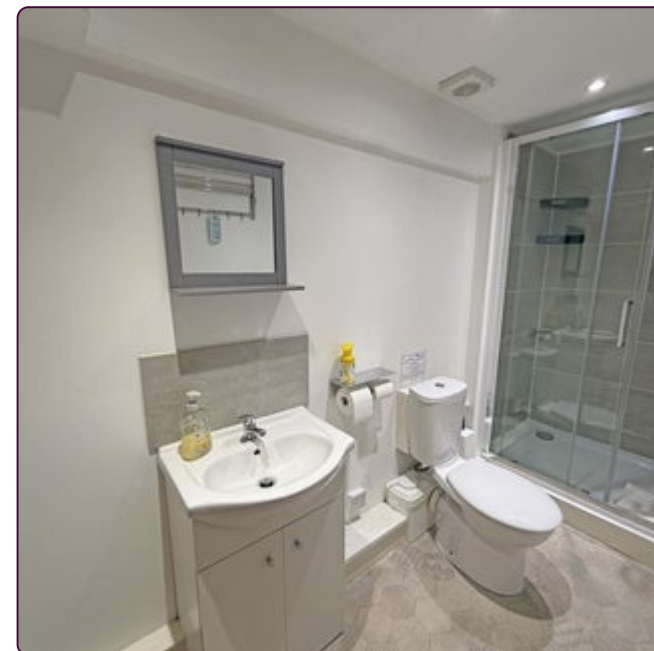
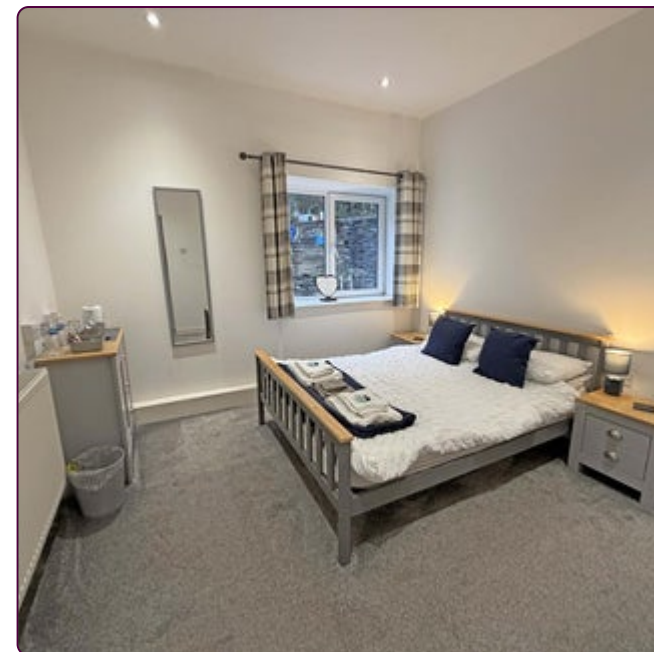
The first floor offers four high-quality en suite letting bedrooms, all finished to a good standard and well suited to both short-stay visitors and tourists exploring the wider area. This valuable income stream complements the pub trade and enhances the overall business offering.

OWNER'S ACCOMMODATION

Owner's accommodation is provided on the upper floor, offering comfortable and private living space above the business. This arrangement allows operators to live on site while maintaining a clear separation between private and commercial areas.

THE OPPORTUNITY

Since purchasing the property in 2021, the current owner has significantly developed the business into a successful village pub known for real ale, homemade food and quality accommodation. Turnover has increased tenfold during their tenure and the business is now described as "running on rails." The Slaters Arms therefore represents an excellent opportunity for incoming operators seeking a proven, well-established business and a lifestyle move to this attractive part of Wales.





TRADING INFORMATION

Turnover '25 - £187,435

GP '25 - £115,445 (62%)

EBITDA '24 - £21,212 (11%)

TRADING HOURS

Winter

5.00pm - 8.00pm

Sumer

5.00pm - 11.00pm

Licensed hours

11.00am - 12.00am

BUSINESS RATES

The Rateable Value is £5,975 with effect from April 2026.

Confirmation of actual business rates payable should be obtained from the local authority.

REGULATORY

Premises License



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

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

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



JAMES DODD

Business Agent - Pubs and Restaurants

T: +44 7561 114 985

E: james.dodd@christie.com

CONDITIONS OF SALE

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