



Caerphilly Cwtch

Ref: 4256326

Station Terrace, Caerphilly, CF83 1HD

Freehold: OIEO £275,000

Central location next to train station

Large ground floor trade space

First floor function room

Scope to develop food trade

Substantial corner plot

Late Licence. EPC Rating E



The Opportunity

This is a great opportunity for a provider to put their own stamp on a property. The pub has been a well-known venue for live sports, pub sports and live music attracting trade from Caerphilly and the surrounding area and there is an opportunity to revitalise this trade as well as make fuller use of the function room for private events and parties. The pub currently has no food offer and there is scope to develop this part of the business.

The pub would suit an experienced operator, brewer or small pub company who can see the opportunity to develop this site into a successful business, drawing trade from the town and the surrounding areas.

Description

Formerly the Railway Hotel, the Caerphilly Cwtch, is a substantial two storey property with a slate pitched roof and rendered external walls.

Internally, the pub has a large open plan trading space with raised areas, different flooring finishes and some fixed seating to create interest and cater for different customer groups. This and the pool and darts area are all serviced by a long wooden topped bar servery. The catering kitchen is also on the ground floor, along with the ladies and gents toilets. To the first floor there is a function room with its own bar servery.



Tenure

Freehold.

Owner's Accommodation

- Two double bedrooms
- Living room
- Kitchen/diner
- Bathroom

Fixtures & Fittings

We are advised by the owners that all trade fixtures are included within the sale.

Trading Hours

We are advised that the current trading hours are:
Monday - Thursday 9:30am - 12:00am, Friday 9:30am - 1:00am, Saturday 9:30am - 1:00am and Sunday 9:30am - 12:00am.



Location

The property occupies a prominent and visible location on one of the main shopping streets in central Caerphilly, a prominent town in South Wales. Famous for its castle, which is a popular tourist attraction, the town is seven miles north of Cardiff, with access to the M4, and 12 miles north west of Newport.

Caerphilly train station is a three minute walk from the pub and many rail passengers pass it on their walk to and from the station and many of the regular connections to Cardiff have journey times of under 15 minutes.

Internal Details

Ground Floor:

- Open plan bar/dining area
- Single bar counter
- Pool and darts area
- Ladies and gents toilets
- Catering kitchen
- Beer cellar

First Floor:

- Function room with bar
- Private accommodation





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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:

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Bristol



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