



THE GOAT HOTEL

High Street, Llanfair Caereinion, Welshpool, SY21 0QS

FREEHOLD: £380,000 | REF: 5652091

KEY HIGHLIGHTS

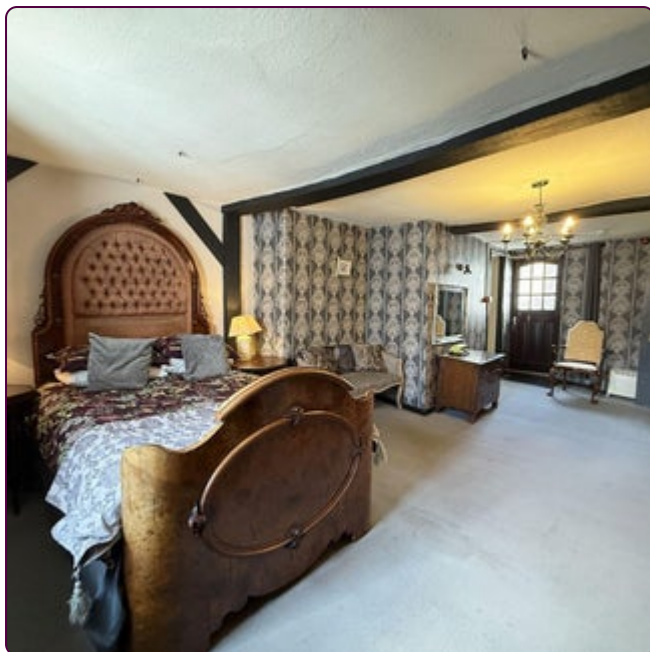
- Family run pub with community feel
- Six letting bedrooms
- Originally a 17th Coaching Inn
- Separate bar and restaurant areas
- Significant potential for growth
- Accounts available

DESCRIPTION

The Goat Hotel is a community-led village pub led successfully over the last 40 years, with six letting bedrooms. It has been running since at least 1650 where there are records of the Old Court Leet being held there.

The nearby narrow-gauge railway is a significant source of trade along with the large number of camping and caravan sites nearby.





LOCATION

Llanfair Caereinion is a charming market town nestled in the heart of Powys, Wales, situated on the River Banwy. It lies approximately 8 miles west of Welshpool, making it a peaceful yet accessible rural hub. The town is about 24 miles west of Shrewsbury, 81 miles north of Cardiff. Transport-wise, Llanfair Caereinion is served by several local bus routes connecting it to Welshpool, Newtown, and surrounding villages.

The nearest mainline railway station is in Welshpool, offering broader access to national rail services. Additionally, the town is the western terminus of the Welshpool and Llanfair Light Railway, a heritage line that provides a scenic link to Welshpool on select days. It's a tranquil spot with historical roots and a strong sense of community—ideal for those seeking countryside charm with connections to larger towns.

INTERNAL DETAILS

Restaurant area (25), small more casual bar area and lounge bar with roaring coal fire. Fully fitted kitchen with dishwashing area and dry store, owners accommodation and six letting bedrooms

THE OPPORTUNITY

The Goat Hotel presents an opportunity both in the increase in lettings rooms along with all other parts of the business to alter the focus and increase trade. The sale is a genuine retirement sale with the current owners taking a step back after 40 years

TRADING INFORMATION

Trading information can be made available to seriously interested parties.

REGULATORY

Premises license

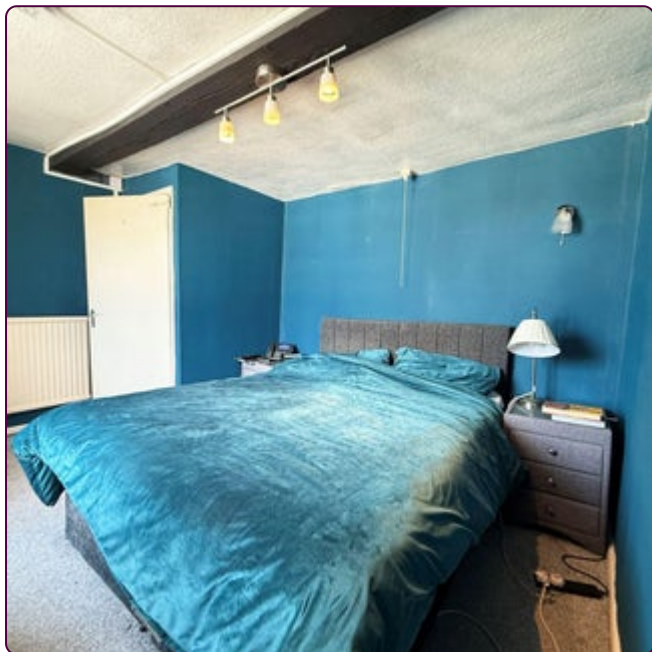
FIXTURES & FITTINGS

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.

BUSINESS RATES

Current rateable value is £11,575 as of December 2023
Confirmation of actual business rates payable should be obtained from the local authority.







Cellar



2nd Floor



Ground Floor



1st Floor

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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CONTACT

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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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