The Fox & Hounds

- Affluent village location
- 8 en-suite letting rooms
- Dining Room (44), Snug (20) & Lounge bar (16)
- Streamside outdoor trading area
- Net sales: £473,608, GP: c. 70%
- 999 year lease. EPC rating C

Llancarfan, Vale of Glamorgan, CF62 3AD

Virtual Freehold: Overs over £425,000

Ref: 3451542

DESCRIPTION

The Fox & Hounds is a charming detached stone-built property, believed to have origins dating back to the 16th Century.

Situated in a picturesque streamside location, at the heart of the village, it features a well presented outside trade area with a covered patio and decked seating.

Internally, there is ample seating for diners as well as space for more casual eating and drinking in the bar area. The popular letting rooms are all en-suite and the attached 3 bed cottage, with private garden, can be used for owner's accommodation or as a let for holidaymakers.

The pub has its own car park, and customers can also use the public car park on the other side of the stream, accessed via a footbridge.

FIXTURES & FITTINGS

We are advised that the trade fixtures and fittings at present in the property are owned outright and will be included in the sale.

An inventory listing will be provided.

TENURE

The property is being sold with a virtual freehold, courtesy of a 999 year lease granted on 5th October 2001 and with a rent of one peppercorn or one pint of beer per annum.

LOCATION

Llancarfan is an attractive village in the heart of the Vale of Glamorgan, one of Wales' most sought after areas.

The village is a popular location for families and commuters and via the A48 and the M4, it has good transport links to Cardiff, the capital city of Wales, which is approximately seven miles away.

The Vale of Glamorgan is also a popular tourist destination due to its proximity to Cardiff and other attractions such as the heritage coastline, the seaside resort of Barry Island, the town of Penarth, with its pier and marina and the market town of Cowbridge, which has an eclectic mix of independent shops, cafes and restaurants.

LETTING ACCOMMODATION

8 en-suite bedrooms in the main building.

OWNER'S ACCOMMODATION

The attached cottage comprises:
-Three bedrooms
-Lounge
-Kitchen diner
-Bathroom
-Private garden

This could be used for owner's accommodation or letting (STP)

INTERNAL DETAILS

There are three principal trade areas:
- Dining room with exposed stone chimney breast and ceiling beams (44)
- Snug with partially exposed stone walls (20)
- Lounge bar with a wood burning stove (20)
- Well equipped trade kitchen
- Office/reception
- Toilets
- Beer cellar

TRADING HOURS

The current trading hours are:

Monday - Bar Only: 3pm – 10pm.

Tuesday - Bar Only: 3pm – 10pm

Wednesday - Bar: 12pm – 11pm - Kitchen: 12-2pm/6pm-9pm

Thursday - Bar: 3pm – 11pm - Kitchen: 12-2pm/6pm-9pm

Friday - Bar: 12pm – 11pm - Kitchen: 12-2pm/6pm-9pm

Saturday - Bar: 12pm – 11pm - Kitchen: 12-2pm/6pm-9pm

Sunday - Bar: 12pm – 9pm - Kitchen (Sunday Lunch): 12pm-4pm

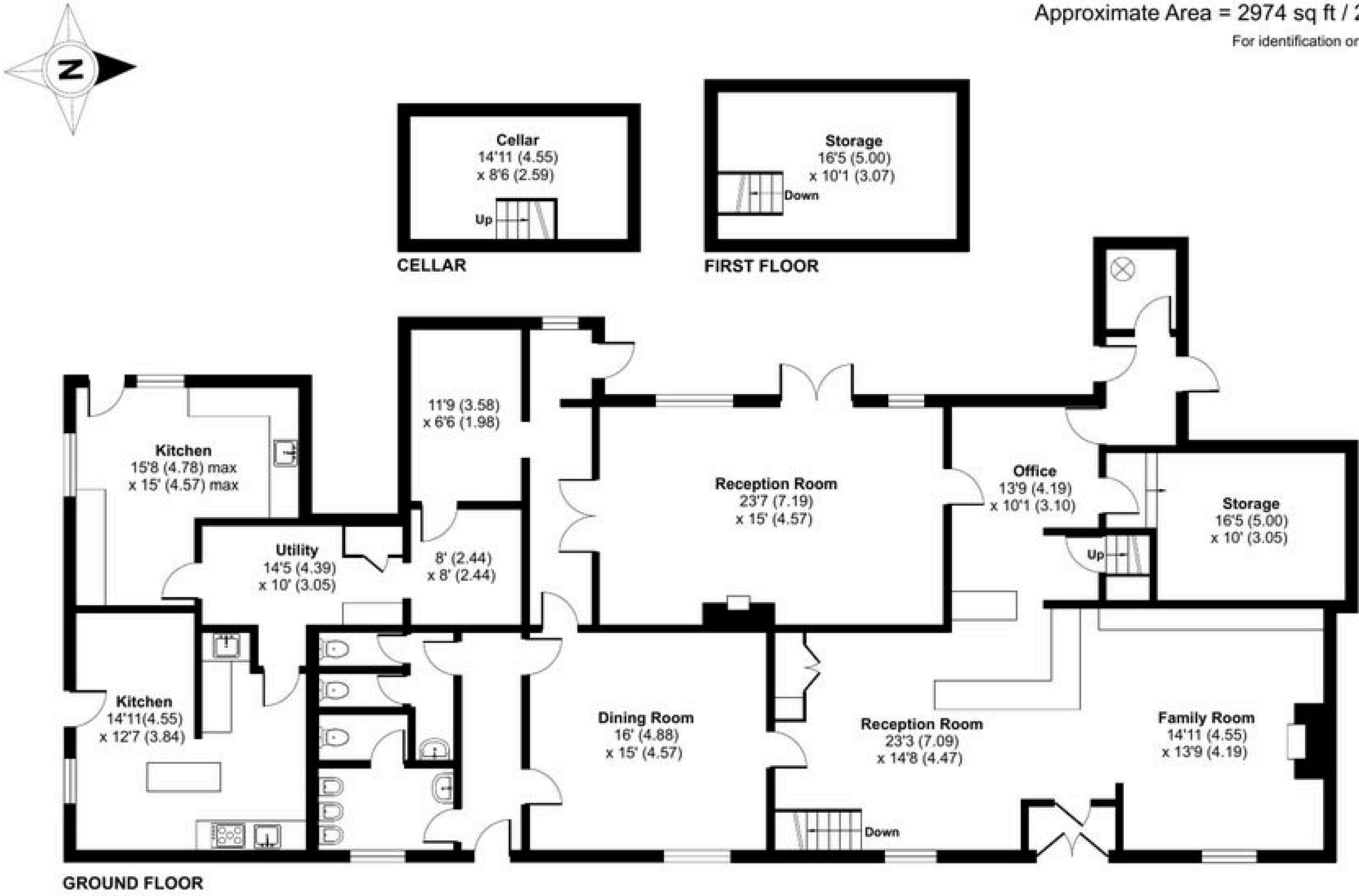
BUSINESS RATES

The rateable value of the premises as of 1 April 2023 to present is £18,750.

Llancarfan, Barry, CF62

Approximate Area = 2974 sq ft / 276.2 sq m

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Christie Owen & Davies Plc. REF: 1095914

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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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.

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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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