



Harry Watkins

Ref: 3451507

2 Millfield Road Felinfoel Llanelli, Carmarthenshire,
SA14 8HY

Freehold: £435,000

Prominent detached corner site

Three bedroom owners flat with fitted kitchen

Front bar, sports bar & dining area

Vacant possession available

Occupational Format: Foundation TAW

Site Area 0.144 Acres. EPC C



Description

The pub has three distinct linked trading areas comprising: an L shaped main bar with seating for (40), opening through to a sports bar with seating for 20, and a conservatory dining room seating about (42), also off the main bar. The back of house includes a fully equipped commercial kitchen. Three-bedroom owners' accommodation above the pub comprising a fitted kitchen. Externally there is an enclosed walled garden with seating for approximately 40. To the rear is a self contained unit which was previously let to a book makers.

[Please click here to view the full sales brochure.](#)

VAT will be added to the purchase price of all properties and will be calculated if the property has living accommodation at 90% of the purchase price. It will be at 100% if the property does not have living accommodation.

Location

The pub sits on the A476 next to Holy Trinity Church in the north of Llanelli in an area called Felinfoel, in Dyfed, Wales. The property is approximately 11.5 mile west of Swansea, and the market town has a population of 25,168.

Occupational Format

Foundation TAW.

Please refer to page 67 of the full sales brochure (link in description) for further details on the occupational agreement types.



Trading Hours

Mon - Sun 12:00-23:00.

Business Rates

The rateable value is £21,000 from April 2023.



Customer Due Diligence Checks

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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Bristol



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