



Park Inn

23 Park Street, Mumbles, Swansea, Dyfed SA3 4DA

Tenure
To Let

Price
Nil Premium

- Town centre leasehold pub available nr seafront in Mumbles
- Cosy bar and dining area
- Snug/games room, scope to add commercial kitchen
- Beer garden at rear
- Spacious 3-bed manager's flat



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Location

The property is located in Mumbles, on the Gower Peninsula in South Wales. The area is popular with visitors and commuters thanks to the seafront position and its proximity to Swansea city centre.

The town is a year-round draw due to its pubs and restaurants and the property sits on Park Street, which is just set back from the promenade and Mumbles Road, which are the main hub for the town's retail, restaurants and bars. Park Street is a residential terrace of colourful two-storey cottages, handily located for all the town's amenities.

Description

The property comprises a mid-terrace, two storey public house of stone construction. The building has painted, rendered elevations beneath a pitched tile roof, with two brick chimney stacks.

The original property is adjoined to the rear by a single storey, flat-roof extension, to increase the pub's trading areas.

At the rear of the building is an enclosed, paved external seating area and there is on street parking on Park Street.



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Trade

The Park Inn most recently traded as a wet-only community pub, aimed at the locals of Mumbles.

There is potential to install a commercial kitchen at ground floor and introduce a food offer, in order to capture trade from the many visitors to Mumbles throughout the year.

The generous accommodation at first floor could also be repurposed to provide letting accommodation, in order to extend the pub's facilities.

Accommodation

Ground Floor

The main entrance to the pub is from Park Street, at the front of the building. This leads straight into the main bar and dining area, which is rectangular in shape with a large bar servery along the rear wall to one side. The seating area is laid out with loose wooden tables and chairs and some benches, providing seating for c.45 customers. The trading area has a cosy, traditional feel with low-level panelling, part-tiled and part-wooden flooring and a fireplace to one side of the room.

To the rear of the main trading area, a corridor leads to a snug or games area, which has space for a further 20 customers. Between the front and rear trading areas are a store cupboard and the temperature-controlled beer store.

At the rear of the ground floor is a domestically fitted kitchen, which could be adapted to introduce commercial cooking equipment.

Additional accommodation at ground floor includes male and female customer WCs and further store cupboards.

First Floor

A staircase to the rear of the main bar leads to the first floor accommodation, this is arranged with three bedrooms, living room, kitchen and family bathroom.

External

A doorway at the rear of the ground floor leads out to an enclosed trade garden at the back of the property, space is provided for tables and chairs and seating for up to 20 customers.

Tenure

A new free of tie lease is available.

Terms to be negotiated.

The guide rent is £35,000 per annum.

There will be annual indexation-linked increases.

Required Capital

Applicants must be able to demonstrate sufficient funds to invest further in this opportunity plus funds to cover any inventory, stock and glassware valuation, pay three months' rent and insurance and also cover legal fees, stamp duty and working capital.

A deposit will be required equivalent to six months' rent plus VAT.



Application Procedure

Applicants are requested to complete a standard Criterion Asset Management application form and provide a business plan, cash flow forecast and evidence of funding prior to interview.

To obtain an application please contact Fleurets West & South Wales office on 0117 923 8090 or email west@fleurets.com

Planning

The property is not Listed but is situated within a Conservation Area.

Licence

A premises licence prevails, for further information please contact Fleurets West Office.

Business Rates & Council Tax

The property is in an area administered by Swansea Council.

The Rateable Value £10,750 (2023) & £11,100 (2026) per annum.

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band B for council tax purposes.

EPC

The property has an EPC rating of C.

Services

We are informed that the premises benefit from all mains services.

Viewing

Strictly by appointment only through Fleurets West & South Wales office on 0117 923 8090.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.



Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



For further information please log onto **fleurets.com** or contact:

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