

## New Penn

204a Brynfedw, Llanedeyrn, Cardiff, CF23 9PW



### For Sale Licensed Premises Long Leasehold - 48 years remaining £100,000 plus VAT Sole Selling Agent

- Wet led neighborhood pub situated 3.5 miles north of Cardiff city centre
- Prominent roadside position fronting Circle Way West
- Extensive four bedroom first floor living accommodation
- Large car park for circa 20 vehicles
- Available by way of an existing lease expiring in March 2069

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## **Location**

Llanedeyrn is a suburb approximately 3.5 miles north east of Cardiff city centre situated just off the A48(M). The local area benefits from local amenities such as a church, primary school, hospital and a local shopping centre. The New Penn fronts the Circle Way West with the immediate area comprising mainly residential dwellings.

## **Accommodation**

The New Penn is a detached part two storey public house of brick construction beneath pitched tiled roofs and single storey additions to both sides.

The ground floor comprises a main bar servery, separate function room/overflow area with dedicated servery and a skittle alley. There is a separate retail unit within the pub that has previously been used as a takeaway and has its own kitchen facility and store. Ancillary areas comprise customer WCs (including disabled), staff WC, beer cellar and dry store. The first floor comprises four bedrooms, kitchen, lounge and a store. There is an additional retail unit to one side of the property that was previously let to a taxi company comprising a small office space and a staff WC. Externally the property benefits from a large car park for circa 20 vehicles.

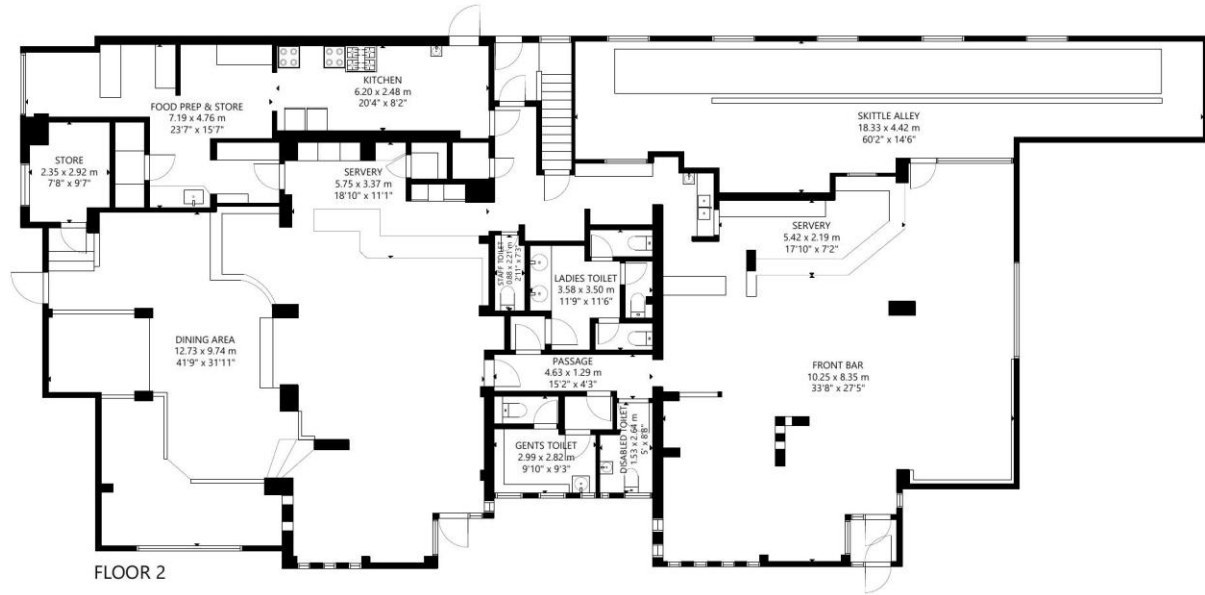
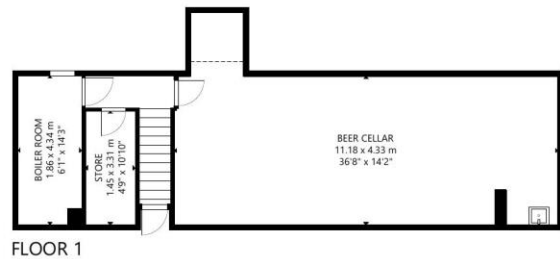
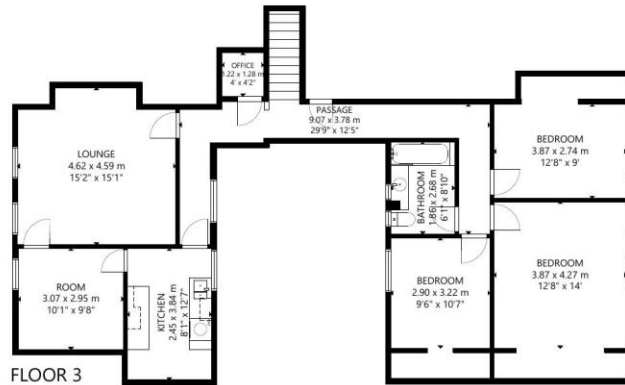
**The property has a gross internal area of 6,400 square foot and sits on a plot of circa 0.59 of an acre.**

**The New Penn presents an opportunity to acquire the remaining leasehold interest of a licensed public house just outside of Cardiff city centre. Local and regional licensed operators/restaurateurs are likely to be interested.**

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GROSS INTERNAL AREA  
 TOTAL: 6,402 sq ft/ 595 m<sup>2</sup>  
 FLOOR 1: 757 sq ft/ 70 m<sup>2</sup>. FLOOR 2: 4,455 sq ft/ 414 m<sup>2</sup>  
 FLOOR 3: 1,190 sq ft/ 111 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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## General Information

### Rating

The Rateable Value for the pub is assessed at £11,000.  
The Rateable Value for the takeaway is assessed at £1,500.  
The Rateable Value for the taxi office (former betting shop) is assessed at £2,850.  
Total Rateable Value: £15,350.

### Licences

It is understood that the property currently possesses a Premises Licence.

### Services

We are verbally advised that all mains services are connected to the property.

### Trading

The premises is currently closed for trading.

### Tenure

The premises is held on a 99 year full repairing and insuring lease from 25th March 1970 (expiry on 24th March 2069). There are 48 years remaining. Rent reviews are on 25th, 50th and 75th anniversary of the lease start date. We understand the passing rent is £6,700 per annum.

### Fixtures and Fittings

The sale of the lease will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

### Energy Performance Certificate

The property has an energy rating of D which is valid until 14th October 2030.

### VAT

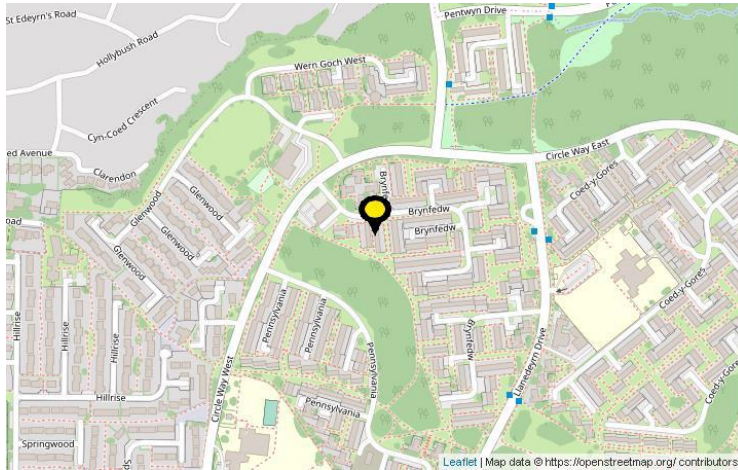
VAT will be applicable on the sale of this lease.



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## Agent Details

For further details please contact



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### Disclaimer

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2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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