

**FOR SALE FREEHOLD – GUIDE PRICE: £295,000 + VAT**  
**THE WHITTINGTON ARMS, PARK STREET, TONNA, NEATH,**  
**WEST GLAMORGAN, SA11 3JF**



- Large two storey detached pub located in the village of Tonna
- Roadside location fronting the B4434 with extensive car parking for circa 50 vehicles
- Large plot of around 0.45 of an acre
- Alternate use potential, subject to obtaining the necessary consents
- The property will appeal to local licensed operators, developers, builders and investors

## Location

The property is located in the village of Tonna in Neath Port Talbot which is around 2 miles north east of the town of Neath and 12 miles north east of the city of Swansea. It has a population of around 2,500 residents.

The pub is located in a central position in the village and fronts the B4434. The surrounding area consists of mainly terraced and semi-detached dwellings as well as a convenience store, primary school and a church.

## Property Description

The Whittington Arms is a large two storey detached property beneath a pitched roof with painted and rendered elevations with a number of single/two storey additions to the side and rear.

## Accommodation

The internal trading areas are accessed via two entrances at the front of the building and include a large L-shaped room with a central bar servery. The trading areas are furnished in a traditional style throughout and can accommodate a total of around 100 covers.

Ancillary areas include a large commercial kitchen, prep and wash-up area, various storage areas, beer store and customer WC's.

The first floor includes the private living accommodation which comprises of four bedrooms, office, lounge, kitchen and two bathrooms with separate WC. At roof level is additional storage space under the eaves.

Externally, there is a good sized decked seating area to the rear of the pub and a large car park which extends from the front, to the side and rear of the property and can accommodate around 50 vehicles.

The property's ground floor Gross External Area is around 3,786 sq ft and it sits on a plot size amounting to circa 0.45 of an acre.

The property will appeal to local licensed operators, developers, builders and investors.

## Tenure

Freehold. The property is held under Title Number CYM24681 and the Title Plan is included on page 4.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:

Monday to Sunday 10:00 - 00:00

## Fixtures & Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £8,500 with effect from 1st April 2023. Small business rate relief might apply to this property. The domestic accommodation is within Band B for Council Tax purposes.

## VAT

VAT is applicable on the sale of the property.

## EPC

An EPC has been requested.

## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

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

## Enquiries



Contact: Richard Tole  
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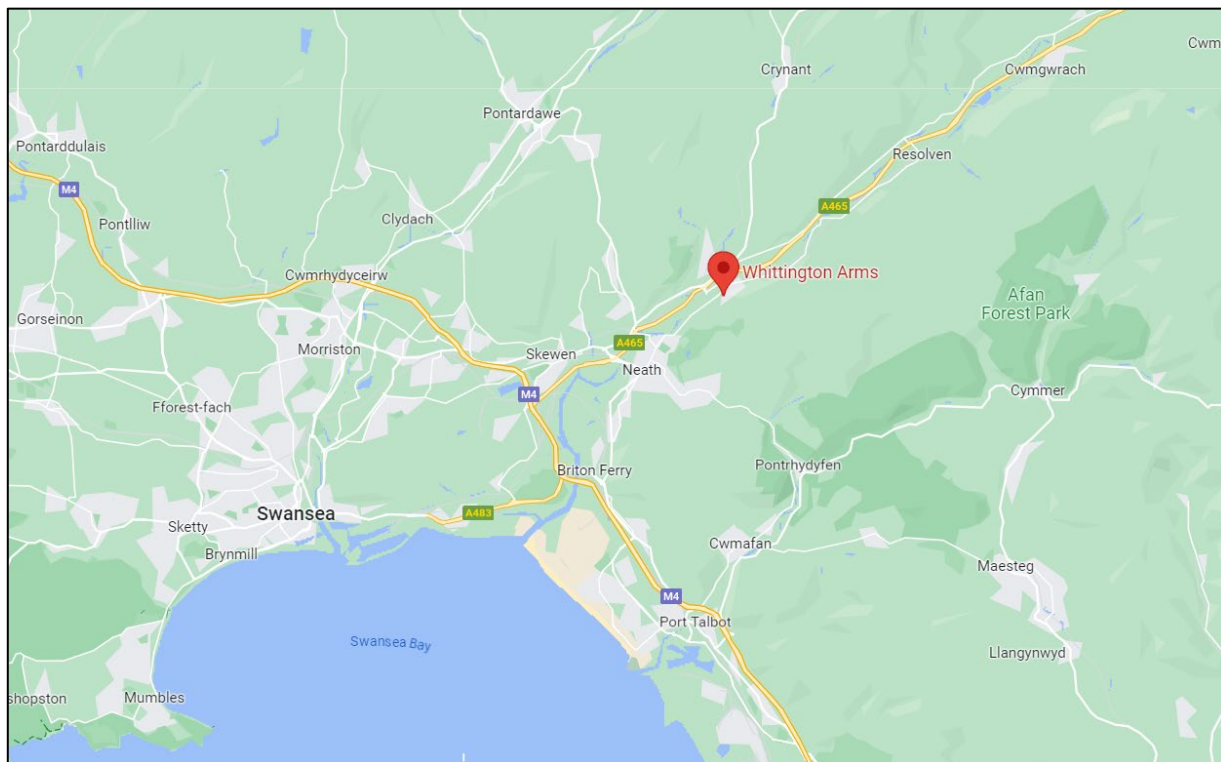
Contact: Jack Sinclair  
Tel: 07823 334 750  
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## Location Plan



## Title Plan



### Important notice

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## Our Services & Offices

