



**BOVERTON CASTLE**  
EAGLESWELL ROAD, BOVERTON, LLANTWIT MAJOR, CF61 1UH

- MAJOR REFURBISHMENT PLANNED
- 15 MILES AWAY FROM CARDIFF
- LARGE FUNCTION ROOM ON FIRST FLOOR
- GOOD SIZED CATERING KITCHEN
- GRASSED OUTSIDE AREA
- CAR PARK FOR APPROXIMATELY 12 VEHICLES
- TWO BEDROOM PRIVATE LIVING QUARTERS

REF: 202  
LEASE: £13,500

£13,500 is thought to be the minimum amount of cash needed in order to enter this excellent business venture.

For further information please call:  
**Bruce Sprosen on 07467 947296 or email**  
**office@sprosen.com**

**BATH**

3 Edgar Buildings, George Street, Bath, BA12FJ  
t: +44 (0) 1225 720393

**LONDON**

71-75 Shelton Street, London, WC2H 9JQ  
t: +44 (0) 203 9678374

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## LOCATION

Boverton Castle is ideally located in the Vale of Glamorgan only a mile away from the town of Llantwit Major and only 15 miles away from Cardiff City Centre. There is also a train station located in the town with a direct line into Cardiff. Situated just off the B4265 and only a 10 minute drive from the beautiful Heritage coast line. Close by there are beautiful churches, countryside and beaches.

Boverton Castle Hotel  
Llantwit Major  
CF61 1UH

## THE BUSINESS PREMISES

Comprising of the following:-

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### BAR AREA

One room is currently used as a bar area with pool table and TV screens

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### RESTAURANT AREA

The other is used as a Lounge / food serving area, both are serviced by their own bars.

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### CATERING KITCHENS

There is a catering kitchen on site with capacity to cater for up to 30 covers.

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### FUNCTION ROOM

On the 1st floor of the pub there is a large function room with its own toilet facilities ideal for hiring out for parties.

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### PRIVATE QUARTERS

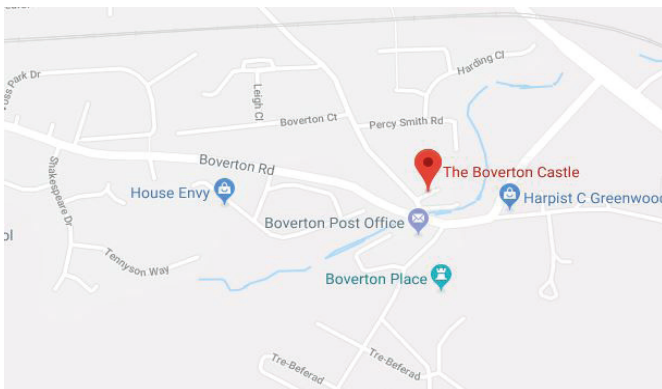
To the side of the pub is an appealing grassed outside trading area that is a great sun-trap.

### OUTSIDE

Outside there is a car park for 40, also outside there is seating front & rear for around 100 and children's play area and has a car park with capacity of 10/12 cars.

### THE BUSINESS

A full breakdown of trading information will be made available after viewing the premises.



### TENURE

The property is available on the basis of a brand new five year agreement with Star Pubs and Bars. The agreement is Free of Tie for wines and spirits.

Annual rent is anticipated at circa £37,500 post completion of any development works.

### VIEWING

Strictly by appointment and under no circumstances must any approach be made directly to the business. Arrangements can be made via Sprosen on **01225 720393** or if you prefer call Bruce Sprosen of Sprosen on **07467 947296**.

### CONTACT BRUCE

**07467 947296**

**BRUCE@SPROSEN.COM**