



Business & Commercial Property Agents & Valuers



THE GLOBE

7-9 MYSYDD ROAD, LANDORE,
SWANSEA, WEST GLAMORGAN SA1 2QD

Ref 239

£250,000

- FREE OF TIE, FREEHOLD PUBLIC HOUSE - RETIREMENT SALE AFTER 15 HAPPY YEARS
- TAKING CIRCA £210,000 PER ANNUM (NET OF VAT) WITH NET PROFIT CIRCA £50K
- CURRENTLY 99% WET SALES SO GREAT SCOPE TO PROMOTE FOOD INCOME
- IN DENSELY POPULATED HOUSING DISTRICT CLOSE TO LIBERTY STADIUM
- CIRCA 17500 SQ FT OF GROUND FLOOR TRADE SPACE
- BAR (20) WITH ATTRACTIVE BAR SERVERY, POOL/GAMES AREA
- SEATING FOR A FURTHER 50 IN SEATING/DINING AREA
- FIRST FLOOR FUNCTION ROOM FOR 80
- CATERING KITCHEN AND 2 BEDROOM FLAT
- TRADE GARDEN TO THE REAR SEATS 20

£250,000 freehold, fixtures and fittings and goodwill plus stock at valuation.

For further information please call:
Bruce Sprosen on 07467 947296

**OFFICES IN LONDON & SOMERSET
CONSULTANCY**

SALES - LETTINGS - VALUATIONS -



LOCATION

Swansea is one of the premier cities in Wales. It has a population of over 250,000 and has been the subject of considerable investment and redevelopment over the past decade. The city's university is one of the best in the country and has been the subject of £5,000,000 investment in recent years. The city can boast fabulous sandy beaches as well as being an important commercial centre in its own right. The Globe is situated in a densely populated residential district a short distance from the town centre. Within a 5-minute walk is the Liberty Stadium that is home to Swansea FC (who play in the football championship league) and The Ospreys RFC (who play in the Guinness Pro 14 rugby union league).

THE BUSINESS PREMISES

The ground floor business premises are spacious and measure circa 1750 SQ FT of public trading space.

They have been well maintained and comprise the following:

Public Bar

An entrance vestibule leads to a public bar with a long bar server which is fully fitted with a range of equipment such as bottle coolers, ice machines etc. Half panel walls in the public area and 2 flat screen TV's complete the picture. There is seating for around 20 in this space.



Rear Seating Area

Customer seating area that is divided into 2 sections seating 35 and 18. In this space there are more TV's, another dart board and rear vestibule.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.



First Floor Function Room

Has a large function room which has a capacity for around 80, its own bar servery, big screen TV, dance floor and a number of other dart boards. Currently the function room houses a snooker table and pool table. First floor function room kitchen – which has a range of kitchen equipment. Function room Ladies and Gents WC's

Games Area

The games area comprises of a pool table, with dart board and seats around 10.

Commercial Kitchen

The commercial kitchen has full range of catering equipment including 6 ring hob and oven, 4 deep fat fryers, commercial microwave oven and professional extraction system. This kitchen is rarely used at present and could obviously be utilised far more by new owners.

Ladies and Gents WC

Cellar

PRIVATE QUARTERS

Is also situated on the first floor where you will find a lounge, double bedroom, single bedroom and bathroom.

OUTSIDE

To the rear is a beer garden, exterior tables and chairs for around 20.

In addition to the side of the beer garden is a currently unused exterior space which could easily provide further customer seating after development.

THE BUSINESS

Has owned and operated by our clients for the past 15 years. This is a genuine retirement sale. Our clients operate the business as a husband and wife team with a few part time staff members to help them during the busy times. Through choice very little food is sold although new owners could obviously develop a potentially large trade in area of the business.

There are numerous teams that are connected to the business such as pool, darts, football and evening events are regularly hosted by The Globe.

Turnover for the last financial year including VAT was in the region of £210K with a net profit for a working couple in the region of £50k per annum. We are certain that this could be significantly improved once new enthusiastic owners take over the business.

TENURE

£250,000 freehold, fixtures, fittings and goodwill plus stock at valuation.

VIEWING AND FURTHER INFORMATION

Viewings are easily arranged by calling the agent Bruce Sprosen on 07467 947296.

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