

Regulated by:



RICS



Since 1989

A historic seaside village pub, restaurant and accommodation. Huge diverse potential. Seafront location. Llangrannog - West Wales.



The Ship Inn, Llangrannog, Ceredigion. SA44 6SL.

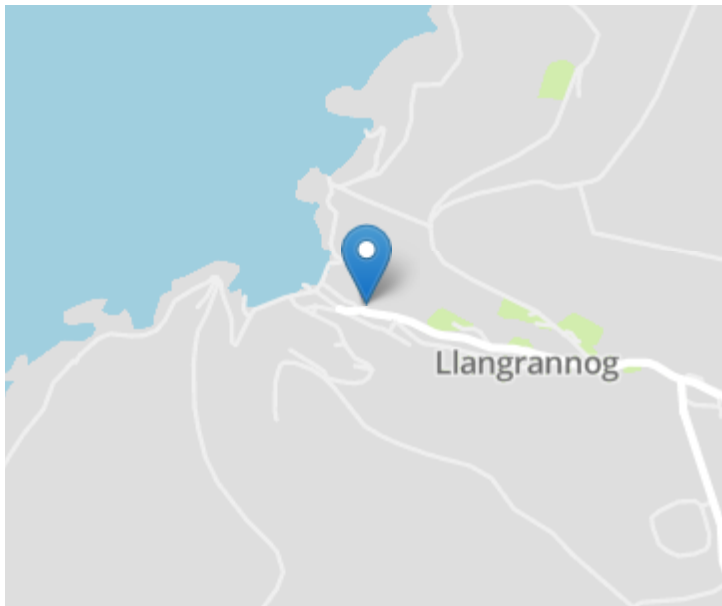
Ref C/2243/DD - Or a split option (price by neg).

£490,000

****The opportunity exists of acquiring an iconic seaside village inn (c1835)**In the centre of the picturesque and popular coastal village of Llangrannog on the Cardigan Bay West Wales Heritage coastline**A renowned well established village inn**A substantial property of diverse potential and suiting a variety of commercial purposes**Currently a pub with restaurant and proprietors accommodation****

There are options on a split basis whereby the accommodation could be sold separately to the commercial section and the pub itself as ground floor for commercial usage only with potential change of use to residential accommodation to first floor**Also part of the property would lend itself well for self catering/holiday accommodation. Indeed there are various options for negotiation.

Llangrannog is one of the most picturesque seaside villages along this West Wales coastline. It lies in the narrow valley of the River Hawen which falls as a waterfall near the middle of the village to its lovely sandy beach. Llangrannog is on the All Wales coastal path some 6 miles south west of New Quay. Less than an hours drive from Carmarthen and the link road to the M4 motorway.



burning stove.



GENERAL

The offering of this property For Sale or indeed available on a rental basis provides a superb business opportunity within an iconic West Wales village pub premises.

The premises are extensive and currently providing ground floor bar lounge and bar servery, games room, toilets and beer cellar and to the first floor a most pleasant nicely laid out restaurant and catering kitchen.

The premises as a whole incorporates a side building which offers to the first floor private proprietors accommodation.

It should be noted that this property lends itself well to be split and sold on a separate basis. For example the pub itself could be adapted to cater for the commercial section of the ground floor with potential living accommodation over and the side section currently incorporates the Games Room, toilets etc could be a separate unit with the current proprietors accommodation over or indeed converted to up to 3 self contained living/letting units (Stc).

The owners are open for considering any realistic and feasible propositions.

The Premises is attractively decorated and kitted out with a nautical theme and provides more particularly as follows -

GROUND FLOOR

Bar and Lounge

37' 0" x 22' 3" (11.28m x 6.78m) (max) with exposed timber floor, front exterior door. Inglenook fireplace with a wood





Bar Servery

28' 8" x 6' 3" (8.74m x 1.91m) in length.

24' Inner Hallway

leads through to -

Beer Cellar.



11' 3" x 6' 4" (3.43m x 1.93m)

Adjacent Store Room / Bottle Store.

Games Room



Ladies and Gents Toilets off



FIRST FLOOR

.
From the Bar a wide dog leg staircase leads to the First Floor which offers



Restaurant

24' 2" x 22' 0" (7.37m x 6.71m) (max) with exposed ceiling timbers and A beams, fireplace housing a wood burning

stove, tables and chairs with covers for 30 plus. Front aspect windows with views over the seafront.



Catering Kitchen.

19' 0" x 9' 5" (5.79m x 2.87m) and very well equipped.



Rear Entrance Hall

With side exterior door. Accessed from exterior side lane. Provides -

Store Room/Hall

19' 10" x 18' 0" (6.05m x 5.49m) overall which incorporates a

-

Cold Room



8' 2" x 6' 4" (2.49m x 1.93m)

FIRST FLOOR PROPRIETORS ACCOMMODATION

Vestibule

9' 2" x 5' 8" (2.79m x 1.73m)

Inner Hallway

8' 5" x 5' 3" (2.57m x 1.60m) with tiled floor. Fitted dresser style cupboard.

Kitchenette

6' 9" x 5' 9" (2.06m x 1.75m) with laminate flooring. Stainless steel 1½ bowl single drainer sink unit h&c, wooden worktops, appliance space with plumbing for automatic washing machine, integrated oven and ceramic hob units, part tiled walls.

Front Lounge

18' 8" x 14' 7" (5.69m x 4.45m) with 2 front aspect windows.



22' Inner Hallway

Leads to -

Double Bedroom 1



12' 1" x 10' 2" (3.68m x 3.10m) with front aspect window.

Double Bedroom 2

12' 2" x 10' 6" (3.71m x 3.20m) with front aspect window.



Rear Shower Room

9' 5" x 6' 5" (2.87m x 1.96m) (max) incorporating a large walk in shower, low level flush toilet, vanity unit with inset wash hand basin, heated towel rail.



Rear Single Bedroom 3/Office

9' 2" x 6' 6" (2.79m x 1.98m) with rear opaque window.

EXTERNALLY

An elevated area of garden.

Beer Garden

Immediately to the front is a large beer garden 35' 0" x 25' 0" (10.67m x 7.62m) approx with a paved slab surface currently with 5 picnic tables.

An attractive South West facing sitting area overlooking the beach.



PLANS

Block plans of the current accommodation as well as potential/proposed floor plans are available from the Agents office.

PLEASE NOTE -

The village car park IS NOT included in the sale.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

TENURE

The property is of Freehold Tenure.

Services

Mains Electricity, Water and Drainage. LPG Gas heating.

Directions

As you reach the village of Llangrannog you will see The Ship Inn immediately on the right hand side adjacent to the village car park.