

A fully refurbished prime town centre public house. Prominent location within this famous harbour town. Aberaeron town centre - West Wales.



Black Lion 31 Alban Square, Aberaeron, Ceredigion. SA46 0AJ.

£550,000

Ref C/2382/RD

****Prime town centre public house opportunity**Fully refurbished in 2025 to provide high quality public bar and seating area and also fully refurbished restaurant space on the first floor**Overlooking town square**3 bed managers accommodation**Grade II Listed Building**Town centre location**Renowned and prominent building of local importance**Opportunity to live/work and run your own business**Option to purchase a former coach house to rear**An exciting opportunity to develop the business further and expand the offering following the refurbishment programme**A rare opportunity**MUST BE VIEWED TO BE APPRECIATED****

Aberaeron lies alongside the main A487 coast road almost equi distant from Aberystwyth to the North and Cardigan to the South and within some 15 Miles of the University town of Lampeter. The property lies within a level close proximity of all shops, sea front, harbour etc



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GENERAL

A renowned public house of local importance being sold following an extensive refurbishment programme.

The property overlooks Alban Square and is well connected to the town centre. Historically enjoyed a valued reputation with locals and businesses alike and also has become an important focal point and once hosted the towns Football team. A popular venue for hosting live sporting events which draws crowds from a wide surrounding catchment area.

In early 2025 the whole bar area was subject to a full refurbishment and redecoration to provide a comfortable and unique public bar space within Aberaeron. This is supported by a pool room and a fully refurbished toilet facilities on the ground floor.

To the first floor the restaurant area has been fully refurbished and redecorated to provide a high quality environment and an attractive setting overlooking the town green.

On the second floor is a 3 bedroom managers apartment, part of which has been subject to the commencement of refurbishment works.

There is an option to purchase a former coach house to the rear.

TRADING ACCOUNTS

Trading accounts are available to those with a bona fide interest who have first of all visited the property.

THE ACCOMMODATION

Provides more particularly as follows -

GROUND FLOOR

Reception Vestibule / Foyer area

With internal doorway to both public bar and lounge.

Public Bar

24' 6" x 11' 3" (7.47m x 3.43m) fully refurbished with renovated bench seating areas, loose tables and chairs, wall mounted flat tv screens and dartboard area, built in glazed front cupboards, quantity of tables and chairs, central bar servery with full range of optics, drafts pumps, chill bottle display cabinets, electronic tills. Serves both the public bar and lounge area. Prodis jet 40 glass cleaner. Glass fridges, stainless steel sink and drainer. Sum up till system. New flooring.



Pool Room/Games Room Area

With pool table and separate rear access to beer garden. New flooring. New wall lights.



Ladies & Gents Toilet and disabled toilets.

Fully refurbished and provides -

Gents Toilets

With w.c. stainless steel urinal, toilet cubicle, single wash hand basin, side window.

Ladies Toilets

With 2 cubicles, single wash hand basin.



Front Lounge Bar

25' 0" x 12' 0" (7.62m x 3.66m) fully redecorated and refurbished with new hardwood flooring. A character room with fireplace housing a new wood burning stove, built in glazed cupboards, fitted leather seating, tables and chairs, tv point, radiators.



Rear Inner Hallway

With exterior door. Staircase descends down to -

Cellar

25' 0" x 25' 0" (7.62m x 7.62m) two brand new chillers and Britvic dispensers, having good headroom, concrete floor, well equipped and divided into 4 rooms with beer chute from the front street.

FIRST FLOOR

Central Landing

Catering Kitchen

10' 5" x 9' 6" (3.18m x 2.90m) - being well equipped having 6 hob gas oven with extractor over, stainless steel sink and drainer, mixer taps, stainless steel sink, fridge freezer.

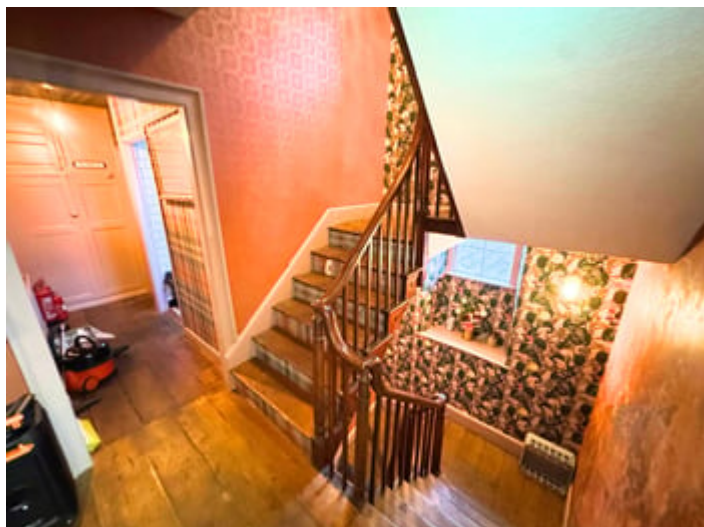
Dining Room/Restaurant

29' 0" x 14' 0" (8.84m x 4.27m) with 28-40 seating cover capacity, fully refurbished, 2 period fireplaces, hardwood flooring, new seating, radiator, wall lights, views over the adjoining park.



Inner Landing

With new radiator.



Store Room

with stainless steel sink and drainer with mixer tap, fridge, microwave.

Separate w.c.

Fully refurbished with w.c. and single wash hand basin.

SECOND FLOOR

Proprietors Accommodation

Provides as follows -

Front Double Bedroom 1

14' 2" x 9' 8" (4.32m x 2.95m)

Front Single Bedroom 2

10' 4" x 7' 4" (3.15m x 2.24m) Currently used as an Office with 2 desks, filing cabinet, shelving.

Rear Double Bedroom 3

11' 7" x 9' 9" (3.53m x 2.97m) with chest of drawers, original cast iron fireplace. Access to jac and jill bathroom, timber flooring.

Bathroom

Currently subject to a refurbishment including walk in shower, rear window, single wash hand basin.

Sitting Room

14' 0" x 11' 6" (4.27m x 3.51m) with exposed stone wall, timber flooring.

EXTERNALLY

To The Front

Street Frontage.





To the Rear

The property will benefit from an enclosed beer garden area.



OPTION TO PURCHASE

40' 0" x 12' 0" (12.19m x 3.66m) A substantial former Coach House of stone and slate construction recently restored and a building of considerable potential either for commercial purposes or indeed conversion to residential/holiday accommodation - subject to obtaining the necessary consents. Measures overall some 40' x 12' internally with 2 rooms on

the ground floor and a loft overall with substantial sliding doors to rear lane.

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.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

Mains Electricity, Water & Drainage. Oil Fired Central Heating. Telephone subject to Transfer Regulations.

Tenure - Freehold.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

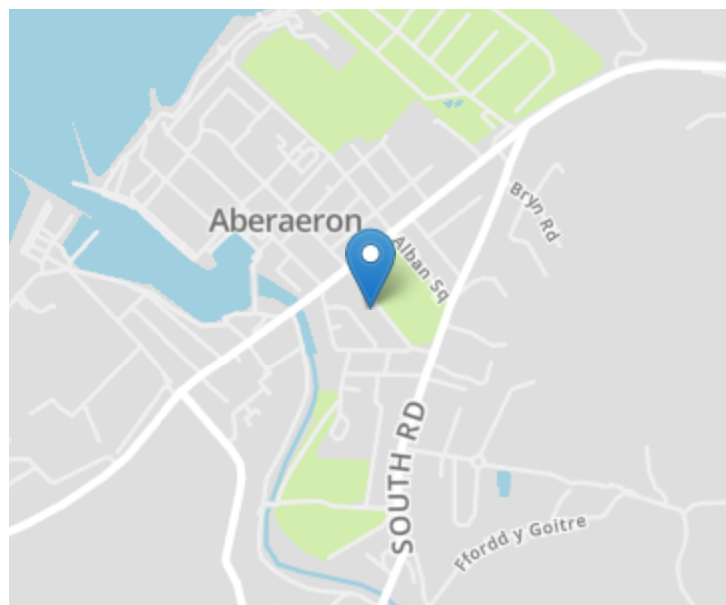
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Morgan & Davies office proceed to town square opposite Boots The Chemist turn left, immediately after Pelican crossing turn right and proceed up Alban Square and you will see the property as a substantial premises half way up the street on the right hand side.

For further information or to arrange a viewing on this property please contact :

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