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BROWN TROUT, PONTYPRIDD

PONTYPRIDD, CF38 2HA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,125

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Brown Trout is a prominent, large detached pub proudly positioned in the heart of the village of Llantwit Fardre. Set along a busy main road, the pub enjoys excellent visibility and passing trade, while still benefiting from its strong connection to the local community.
Located just a few miles from the centre of Pontypridd, the pub is ideally placed to attract both village regulars and visitors from the surrounding area. Llantwit Fardre itself is a substantial and well established village situated on the A473, approximately 12 miles north of the Welsh capital city of Cardiff, offering convenient access to major road links while retaining its welcoming, community-focused character.

Pub Layout

The pub trades from two open plan areas which are serviced by one central bar servery, it offers a mixture of fixed and loose seating together with an area suitable for people wishing to stand. There is a separate games area with a pool table. This can be accessed from the front of the premises. On entrance from the side of the premises you are faced with an open plan room which can cater for live entertainment. To the side of the premises there is a car park for on average 10 cars and a beer garden and smoking solution running along the side of the premises. On the first floor there is a room accessed from the front entrance staircase that could be used as a small function room/meeting room, with access onto an outside decked area.

TRADING STYLE

The pub currently enjoys a strong reputation as a food-led destination, offering guests a high-quality dining experience. However, there is exciting potential to further enhance the wet side of the business, with opportunities to introduce a broader range of both classic favourites and contemporary drinks. The Brown Trout has also established itself as a sought-after venue for functions, making it a versatile destination for both casual dining and special occasions..

ACCOMODATION

Private Accommodation

The private accommodation is on the first floor and consists of three bedrooms, lounge, kitchen and bathroom.

FINANCIAL

Weekly Rent: £394.23
Security Deposit: £5,125
Working Capital: £2,000
Stock: £3,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Function Room | Kitchen | Food Preparation Area | Live Music

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

The Brown Trout is a true locals' favourite, renowned for its excellent food and strong sense of community. The ideal Licensee will have a deep understanding of the local area, while also recognising the opportunities and potential that a community-focused pub can offer. There is significant scope to further develop key areas of trade, including food, entertainment, and pub sports, allowing the pub to build on its already strong reputation and become an even more vibrant hub for the community.


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