admiral
TAVERNS



CHURCH INN, BEDWELLTY

BEDWELLTY, NP12 0BD

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Church Inn is a substantial stone built pub set on the main road at the edge of the village of Bedwellty, Blackwood. Set in a picturesque countryside, the pub represents an ideal opportunity to acquire a well-supported rural public house in a delightful location. This historic pub, which dates back to the 16th century, boasts many original features including timber beams, flagstone floors and two inglenook fireplaces.

Pub Layout

The Church has the warm old-world feel that you would expect from an Inn dating back to the 16th century. The main trading area of the pub has a single bar operation and there is a ground floor function room with a separate bar servery that can accommodate up to 50 people. This is perfect for small parties and is not currently being used so has the scope to improve sales by utilising this. There is a fully equipped catering kitchen with access from the bar servery that's situated at the centre of the pub. To the rear of the pub is a courtyard with picnic benches, a real sun trap in the summer months, alongside a car park with ample parking spaces.

TRADING STYLE

Presently, the Church operates primarily as a destination for gourmet pub cuisine, offering an elevated dining experience. Beyond its food offerings, the Church also functions as a central hub for the local community. There is considerable potential to propel the Church further and enhance its overall impact.

ACCOMODATION

Private Accommodation

The private accommodation consists of four large double bedrooms. lounge, bathroom, separate toilet and store room all of which are of a good standard.

FINANCIAL

Weekly Rent: £320.19
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £4,000
Stock: £3,500
Business Rates: £Nil. Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.
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.

BDM VISION

The primary focus of the Church Inn should revolve around being the central community hub, with its secondary revenue stream stemming from a strong food offering. The pub is envisioned to host multiple sports teams, contributing to increased mid-week sales. Weekly entertainment, such as karaoke, live singers, and quizzes, which have previously proven to be popular among locals, should also be a consistent feature. Moreover, the site should maintain its commitment to

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Function Room | Kitchen | Live Music | Open Fire

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