



## COMMERCIAL HOTEL, ABERTILLERY ABERTILLERY, NP13 1AH

**AGREEMENT TYPE:**  
**TENANCY**

**YOUR INVESTMENT:**  
**£15,000**

**CALL 01244 321 171 FOR MORE DETAILS**

### DESCRIPTION

A rare and exciting opportunity! The Commercial Hotel is the only traditional pub in the very centre of Abertillery close to local shops and amenities. There is an amazing transformation planned for the exterior of the pub, creating the best outside trading space in the town and this along with an enthusiastically driven operator will breathe new life into this famous pub.

#### Pub Layout

The trading areas are made up of a nicely decorated comfortable bar, cosy snug/dining area, and a larger area to host events such as live music, quiz nights, darts, and pool and show live sports. The small kitchen area is currently suitable for offering a small, targeted food offer. In addition to the downstairs trading area, there is huge potential in the currently unutilised first-floor function suite. The outside trading areas will be the best in town and will become a secret hidden gem with its festooned lighting, timber pergola, and cool but traditional furnishings and will allow for outside trading all year-round ensuring the Commercial stands out from its competitors.

### TRADING STYLE

A traditional town centre site popular for weekend entertainment. There is huge potential for the introduction of exciting food and wide-ranging drink offer including cask ales to broaden the appeal of the pub to families and friends looking to relax in the warm and welcoming surroundings both inside and out.

### ACCOMODATION

#### Private Accommodation

The private accommodation consists of two bedrooms, lounge, kitchen and bathroom.

### FINANCIAL

**Annual Rent:** £11,440

**Security Deposit:** £5,000

**Working Capital:** £5,000

**Stock:** £5,000

**Fixtures and Fittings:** Upon Valuation – funding options 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.

**Training:** £325 plus VAT

**For a breakdown on financial information, please refer to the 'Additional Info' tab.**

### BDM VISION

This pub would be ideal for an experienced couple or individual with a proven track record in running successful outlets of this type and to share the landlord's vision for the business. They should have experience of developing, an exciting compelling rhythm of the week and activity programme, have excellent knowledge of handling quality beers and ales and possess the ability to really exploit the new garden area, drive the entertainment and develop the function trade.