admiral
TAVERNS



CONWAY INN, ABERDARE

ABERDARE, CF44 7DG

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Situated on the bustling main high street of Aberdare town centre, the Conway is nestled in the heart of this historic mining town within the Cynon Valley of Rhondda Cynon Taff. Positioned just four miles southwest of Merthyr Tydfil and 20 miles north of Cardiff, the pub enjoys prime real estate on a main road, just off the high street, surrounded by a vibrant array of local shops and amenities. Conveniently, the pub is within easy walking distance of the bus and train stations, facilitating excellent connectivity to and from surrounding towns.

Pub Layout

Boasting a charming character, the Conway welcomes patrons into a small but inviting high street pub. The entrance leads to a cosy lounge area featuring a mix of fixed and loose seating, accommodating approximately 16 covers. Ascending two small steps, visitors reach a well-appointed bar. Beyond the bar, a second lounge area to the rear provides additional seating for approximately 16 guests. The men's toilets are conveniently situated just past the bar through a doorway, while the ladies' facilities are located on the first floor.

TRADING STYLE

Historically renowned as a wet-led pub specializing in draught products and some cask ale, the Conway presents an exciting opportunity to tap into the burgeoning craft ale market. Introducing new products can attract a fresh clientele while enhancing the experience for existing patrons. While the pub does not accommodate sports teams or feature amenities like a pool table or dartboard due to space constraints, it remains a favoured venue for televised sporting events. With a history of offering both Sky and BT Sports, the Conway has garnered popularity, especially during televised rugby matches. Notably, the pub's commercial kitchen, although dormant for several years, presents substantial potential for the development of a robust food service, adding a new dimension to the Conway's offerings.

ACCOMODATION

Private Accommodation

The private accommodation consists of two bedrooms, a bathroom and a lounge. There is no private kitchen in the accommodation.

FINANCIAL

Weekly Rent: £259.62
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
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.

Cask Ale Kitchen Live Music

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

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BDM VISION

We are looking for a passionate and driven individual or couple who have excellent retail standards who can not only preserve the long history of the Conway but also help drive it forward and cement it’s place in a busy town. There is an opportunity to introduce new elements to the pub to try and attract new customers to the site whilst preserving the loyalty of the existing customers. Craft ale would be one area to explore given the current market trends and consumer insight. Food would also be another area to consider whether this was bar snacks to start with and then moving onto themed food nights or a full menu which again would offer something different. This would position the Conway in a great place to compete with the competition and gain further income for the site as well as attracting new customers.



Cask Ale



Kitchen



Live Music

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