admiral
TAVERNS




# OGMORE JUNCTION, GLAMORGAN

## BRIDGEND, CF35 6DR

**AGREEMENT TYPE:**
**LONG TERM AGREEMENT (5 YEAR TENANCY)**

**YOUR INVESTMENT:**
**£6,000**

CALL **01244 321 171** FOR MORE DETAILS

## DESCRIPTION

The Ogmore Junction is a country pub located in Bridgend. Bridgend is located 20 miles west of the capital Cardiff and 20 miles east of Swansea. The site is situated on the main road with a car park and a superb beer garden adjacent to a river as well as a country cycling route. The pub is in a lovely location surrounded by hills and countryside.

**Pub Layout**

As you walk into the bar from the main road you will find yourself in the bar area itself with the one central bar servery. Here there is a mixture of fixed and loose seating and TV's for live sport. To the rear and to the right you will find a pool table and what could be used as the dining area. Just off this section is where the kitchen is located. The Ogmore also benefits form its own stand alone function room to the right of the pub, a beer garden car park to the rear.

## TRADING STYLE

The Ogmore Junctions caters to a diverse clientele, boasting the potential to deliver outstanding beer, delicious food, versatile function spaces, live music, and entertainment. Presently, the venue is geared towards attracting not only local residents but also tourists, holidaymakers, walkers, and cyclists alike.

## ACCOMODATION

**Private Accommodation**

The private accommodation consists of excellent self-contained two or three bedrooms.

## FINANCIAL

**Weekly Rent:** £317.31
**Security Deposit:** Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater
**Working Capital:** £1,500
**Stock:** £2,500
**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

We believe this pub would be perfect for a warm and sociable couple with a background in food service, exceptional interpersonal skills, and a passion for fostering a sense of community in a rural setting. The ideal candidates would relish the opportunity to immerse themselves in the heart of the Welsh countryside, enjoying a fulfilling lifestyle while prioritizing top-notch hospitality, culinary delights, and engaging entertainment for their patrons.

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

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

admiraltaverns admiral_taverns