



## ROLLING MILL, ABERTILLERY ABERTILLERY, NP13 1DA

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

**YOUR INVESTMENT:**  
£7,000

**CALL 01244 321 171 FOR MORE DETAILS**

### DESCRIPTION

The Rolling Mill is situated on the high street in the town of Abertillery. Situated on the A467, Abertillery was formally a major coal mining centre so benefits from strong road links in and out of the area and is about 25 miles from Cardiff City Centre. Abertillery borders the Brecon Beacons National Park and the Blaenavon World heritage site, showcasing stunning views and scenery all year round. The name Abertillery means “mouth of the River Tyleri” which flows into the town and paired with the surrounding landscape, brings hill walking opportunities, walking groups, tourists, photographers and more to the area.

#### Pub Layout

As you walk into the Rolling Mil, you have the choice to enter left or right. It is a two room operation served by a central bar that runs between the two rooms. As you turn right you have the general room with a big screen, juke box, a mixture of fixed and loose seating and which is the general day to day drinking bar. As you enter and turn left, you enter the tap room. Again a mixture of fixed and loose seating that is also home to the dart board and pool table. At the back of the tap room is a set of stairs that leads to two rooms upstairs. One has previously been used as a small restaurant and could seat approximately twenty four people. This leads through to a second function room. Currently this function space has three darts boards and is used for darts leagues. It has a large open floor and it’s own bar and could comfortably host sixty to eighty people.

### TRADING STYLE

The Rolling Mill is currently a wet led highstreet pub with a focus on a good range of traditional lager and a small range of bottled beers ciders and packaged drinks. There is a limited range of spirits and wine available, however currently there is no cask ale. The Rolling Mill is used by a number of different sports teams such as darts, pool, bridge etc. The site also hosts quizzes, bands and various other entertainment.

### ACCOMODATION

#### Private Accommodation

The private accommodation consists of a bathroom and kitchen on the first floor. The kitchen caters for both the private accommodation and the pub. There are five rooms on the second floor. These are made up of four large rooms and one smaller room. Currently these are used as three large double bedrooms, one living room and a smaller office.

### FINANCIAL

**Annual Rent:** £11,000 (Initial start up rent available £100 per week)

**Security Deposit:** Initial deposit of £3,000 building up to £5,000 or the equivalent of three months’ rent, whichever is greater

**Working Capital:** £2,000

**Stock:** £2,000

**Business Rates:** £Nil. Based on the April 2023 rating list, the Zero 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**



3+ Private  
Bedrooms



Beer Garden



Function Room



Kitchen



Food  
Preparation  
Area



Live Music



Sports Teams

## BDM VISION

The Rolling Mill is a fantastic community pub on the high street with a good trading history. Admiral is looking for an individual or couple that will look to expand on the opportunities that this great pub has by introducing a new food offer, continuing to develop and drive the opportunities that sport has to offer, premiumising the range to fit with new and exciting market trends, as well as continuing the entertainment programme to strengthen this well loved community asset. The successful candidates will also need to utilise social media to widen the appeal of the pub to a bigger audience and thus attract new customers and build on the already strong local following the Rolling Mill has. There is also room to develop a small yet consistent great cask beer offer here as well.



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