

THE PONTLOTTYN

14-20 SOMERSET STREET · ABERTILLERY · NP13 1DJ

FREEHOLD

**SUBSTANTIAL PUBLIC HOUSE
FOR SALE ON BEHALF OF JD
WETHERSPOON**



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- **Freehold**
- **Town centre location**
- **Prominent corner position fronting Somerset Street and High Street**
- **Small trade garden to the rear**
- **Potential to refurbish the upper floors**
- **In close proximity to the A467**
- **High standard of fit out**
- **GIA - 775.4 Sq M (8,540 Sq Ft)***
- **[Google Street View Link](#)**

* Excludes Second Floor

LOCATION

Abertillery is a former mining town of Ebbw Fach valley in the historic county of Monmouthshire which is located 27 miles north of Cardiff and 10 miles north west of Pontypool. Llanhilleth train station is located 3 miles to the south and provides services into Cardiff Central and Ebbw Vale Town.

The Pontlottyn is a substantial former department store which occupies a corner position at the junction between Somerset Street and High Street in close proximity to the A467. The surrounding area is predominantly commercial with nearby occupiers including Iceland, Tesco Superstore and numerous independent coffee and restaurant operators.

DESCRIPTION & ACCOMMODATION

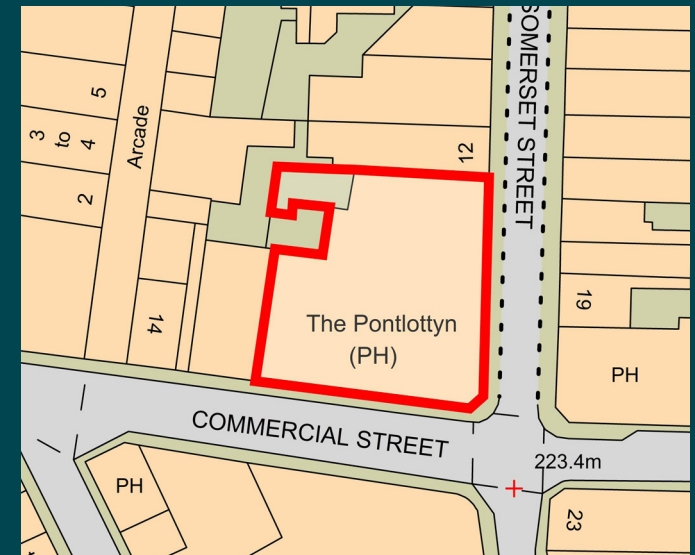
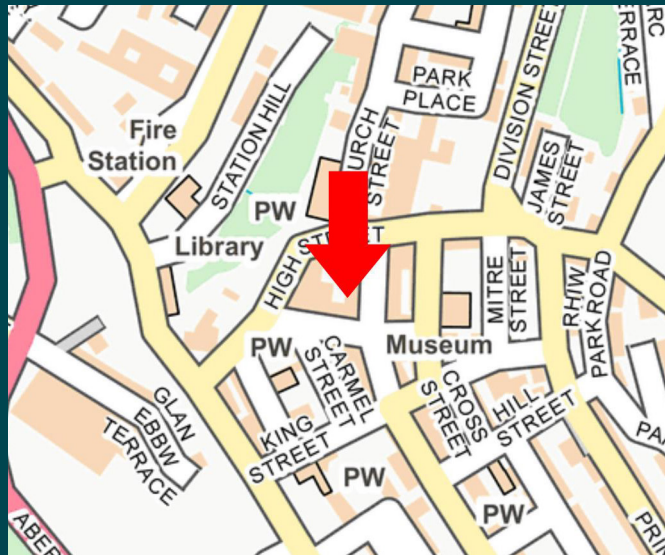
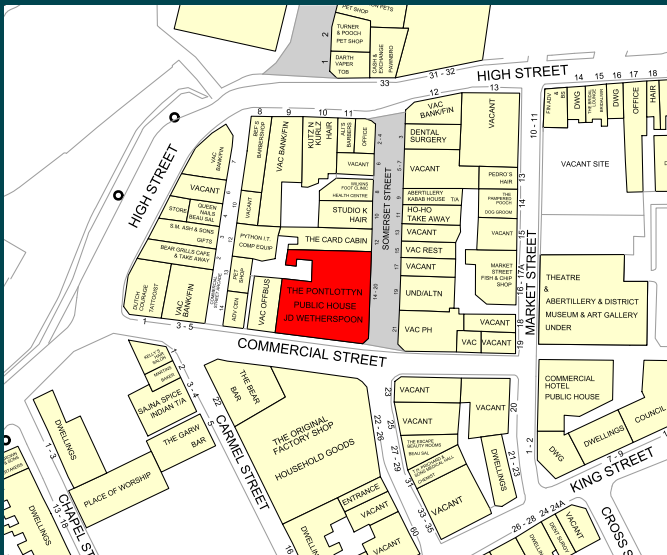
The Pontlottyn is a three storey terraced property under various pitched tiled roofs. To the rear there is an external beer garden laid out to provide seating for approximately 32 covers.

Ground Floor: Trading accommodation with bar servery to the left and seating on loose tables and chairs for approximately 137 covers. Ancillary areas include staff office, trade kitchen and disabled customer WCs.

Lower Ground Floor: Customer WCs.

Basement: Cellar, stores, two staff rooms, two customer WCs and additional unused rooms.

First Floor: The first floor provides a plant room.
Second Floor: Disused.



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APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading	286.5	3,084
Basement	Ancillary	214	2,303
First	Ancillary	292.9	3,153
Second	Ancillary - could not access	Unknown	Unknown
Total		775.4*	8,540*

*Excludes Second Floor

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

TENURE

Freehold.

RATEABLE VALUE & EPC

2023 Rateable Value - £37,000.

An EPC is in the course of preparation.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:00 Sunday to Thursday and 01:00 Friday & Saturday.

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PLANNING

The property is not listed nor situated within a conservation area.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

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DISCLAIMER: September 2023

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