admiral
TAVERNS



BLACK LION, ABERYSTWYTH

ABERYSTWYTH, SY23 3RA

- Fantastic village location on outskirts of coastal town
- Ongoing established business
- Scenic elevated beer garden

YOUR INVESTMENT:
£7,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Black Lion is situated in the village of Llanbedr Fawr, located in the heart of the village beside the parish church, with a row of local businesses opposite and within the parish boundary on the outskirts of Aberystwyth. The pubs is around 1.5 miles from the train station which offers connections to other towns and cities in Wales, including Shrewsbury and Birmingham. The station is a key transport hub for those traveling by rail to and from Aberystwyth. There are key road networks around the Black Lion with the A44 connecting Aberystwyth to the Midlands & North and the A487 which runs through to Cardigan. Aberystwyth is a favourite for tourists and just a short drive away you will find the sea front, pier and university as well as plenty of other shops and eateries. The pub is situated on the corner of a busy road right at the end of one-way system and has great presence visually from one of the main arterial routes.

Pub Layout

The Black Lion is situated on an elevated site, featuring an enclosed beer garden located on a hill. The central entrance opens into the bar area, with a seating area to the right and a pool and darts area to the left. From here, a passageway leads to the toilets, an external beer garden, and a function room that includes an additional pool table and a small functional kitchen.

TRADING STYLE

Nestled in the heart of the community, The Black Lion is a vibrant seasonal trading pub that comes alive throughout the year. In the summer, it's the go-to destination for locals and tourists alike, buzzing with energy and a warm welcome. During the winter months, it remains a beloved gathering place, supported by our loyal local patrons.
With a strong community spirit, our licensees actively champion local pool and darts leagues, while our lively weekly entertainment programme keeps the atmosphere electric. Our menu features delicious traditional fare, thoughtfully crafted to cater to all tastes and seasonally refreshed for the perfect dining experience.

ACCOMODATION

Private Accommodation

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

FINANCIAL

Annual Rent: £15,000
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.
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.
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 of our financial information, please refer to the

BDM VISION

We are looking for an individual or couple with passion to drive this traditional community pub located near the coastal town of Aberystwyth. The licensee(s) need to be able to flex with the seasonal trade and to offer a robust marketing plan throughout the year to ensure the local community feel catered for as well as the ability to develop and deliver both a traditional and seasonal menu out of a compact kitchen area ensuring you maximise every trading session to the full. A good rhythm of the week is paramount to making sure this is supported by the locals and great social media skills will help to boost business.