

THE PONTLOTTYN

14-20 SOMERSET STREET · ABERTILLERY · NP13 1DJ

FREEHOLD

SUBSTANTIAL PUBLIC HOUSE
FOR SALE ON BEHALF OF JD
WETHERSPOON



THE PONTLOTTYN

14-20 SOMERSET STREET · ABERTILLERY · NP13 1DJ

- **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

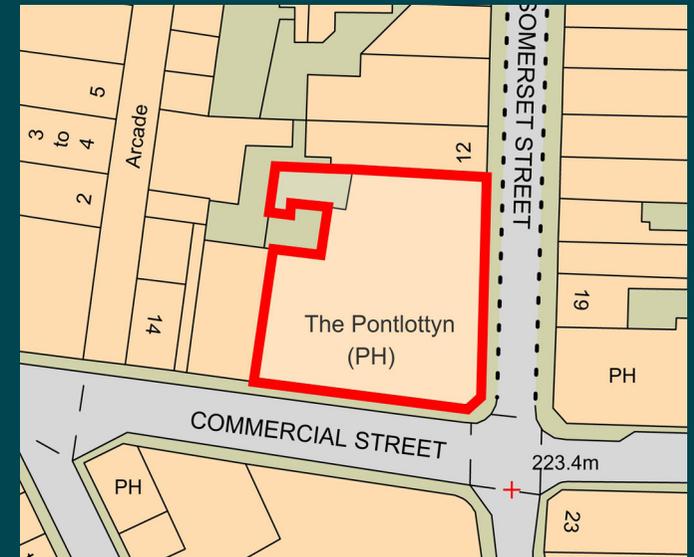
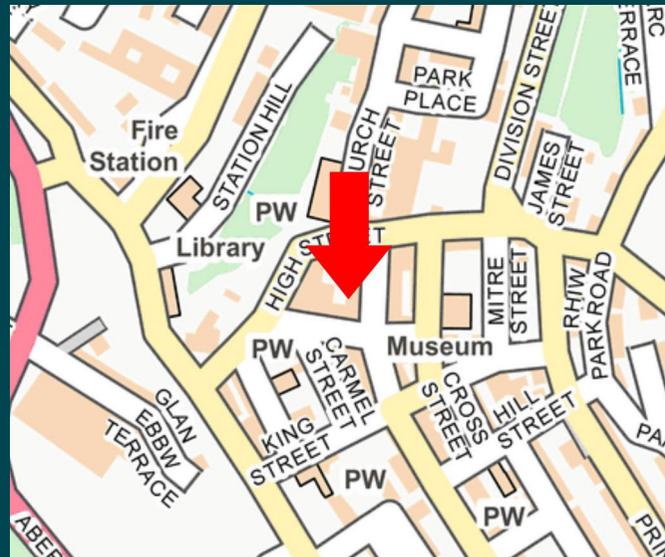
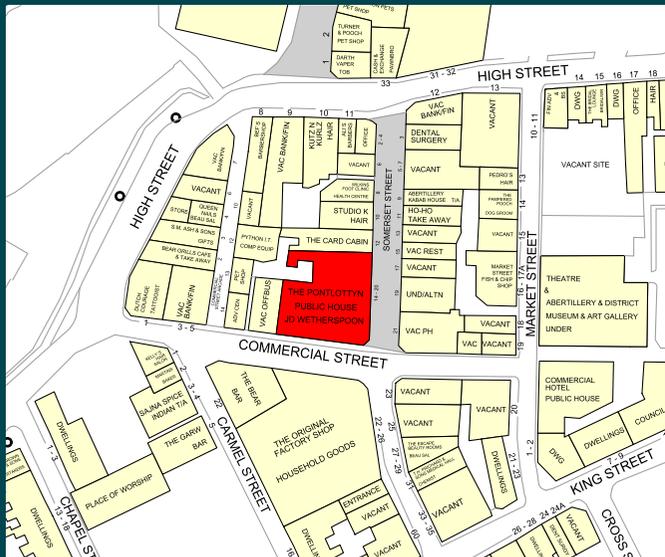
The Pontlottyn is a three storey terraced property under various pitched tiled roofs. To the rear there is an external beer garden laid out to provide seating for approximately 32 covers.

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.



THE PONTLOTTYN

14-20 SOMERSET STREET · ABERTILLERY · NP13 1DJ



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.

THE PONTLOTTYN

14-20 SOMERSET STREET · ABERTILLERY · NP13 1DJ

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.

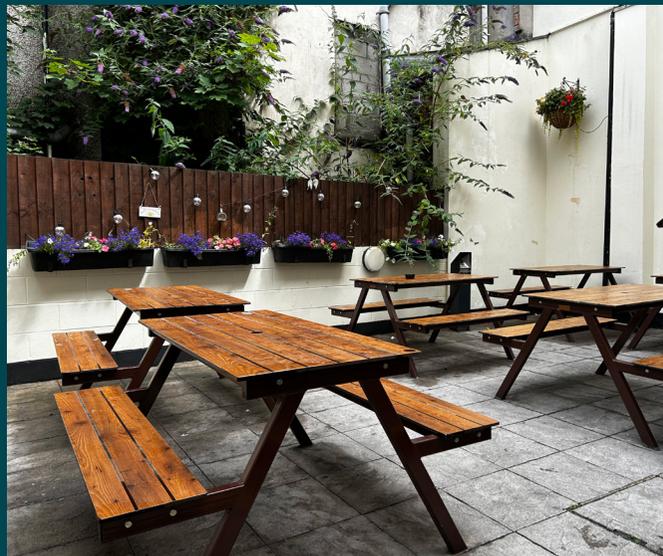
VIEWINGS & TERMS

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.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:

jdwdisposals.co.uk



CBRE

Ellis Cooney

07721 344 193

Ellis.Cooney@cbre.com

James Brindley

T: 020 7182 2651

M: 07827 356616

james.brindley@cbre.com



Stuart Stares

T: 020 7299 3088

M: 07807 999841

sstares@savills.com

Paul Breen

T: 020 7877 4555

M: 07767 873353

pbreen@savills.com

DISCLAIMER: September 2023

CBRE Limited and Savills on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of CBRE Limited or Savills plc has any authority to make any representation or warranty whatsoever in relation to this property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT