

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

# GERALD R. VAUGHAN

• ESTATE AGENTS •

Valuers  
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Surveyors

Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- EXCELLENT INVESTMENT OPPORTUNITY.
- SOLD SUBJECT TO LEASE IN FAVOUR OF EXISTING TENANT.
- RESTAURANT AND DELICATESSEN/CAFE.
- PROMINENT TRADING POSITION.
- COULD BE CONVERTED TO 3 UNITS – STP.
- LONG ESTABLISHED BUSINESS PREMISES.
- PUBLIC BAR. GAS C/H.
- 5 LETTING ROOMS - 4 EN-SUITE - 2 SELF CATERING.
- CLOSE TO BURRY PORT RAILWAY STATION.

**Nos 9, 11 & 13 Stepney Road**  
**Burry Port**  
**SA16 0BH**

**£395,000** PLUS VAT  
OIRO FREEHOLD

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Telephone: 01267-220424 • Facsimile: 01267-238779

Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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PROTECTED

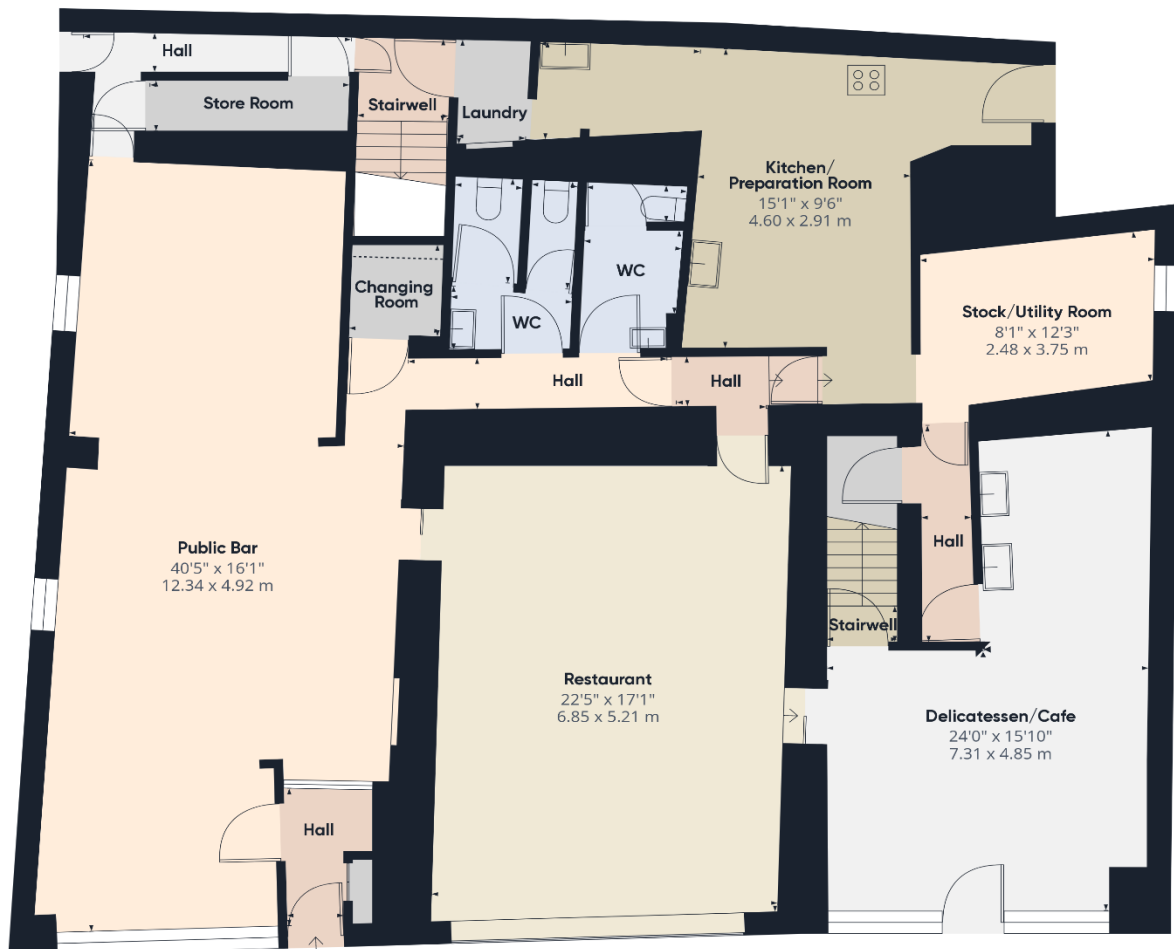
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PROTECTED

The Property  
Ombudsman

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.



Floor 1



Ground Floor



A most conveniently situated long established **COMMERCIAL PREMISES** (formerly The George Hotel) presently comprising a **PUBLIC BAR, RESTAURANT (Nik the Greek)** and **DELICATESSEN/CAFE** with at first floor level **5 LETTING ROOMS**, 4 of which are **EN-SUITE** with **2 BEING SELF CATERING** situated within a **relatively short walking distance** of the Railway Station and local shops and facilities at the centre of the coastal harbour town of Burry Port that offers a Marina, Lighthouse and sandy beach (Burry Port beach west) and which in turn is situated at the mouth of the Loughor estuary within **half a mile of the A484 'Carmarthen to Llanelli' trunk road**, is within **1 mile of Ashburnham Golf Club**, is within **3 miles of Pembrey Country Park** and **Cefn Sidan** sands that offer a wealth of nature trails, walks, etc. is located within **4 miles** of the readily available facilities at **Llanelli town centre**, is located some **5 miles south of the ancient township of Kidwelly** that is renowned for its 12<sup>th</sup> Century Norman Castle and the property is located within **6 miles of Ffoslas Racecourse**.

Applicants may be interested to note that the property has been modernised and updated since 2012 to include the complete refurbishment of the letting rooms and bathrooms, provision of new ceilings to aid sound insulation and partial electrical re-wiring has been carried out etc.

Applicants may also be interested to note that prior to 2012 the property was known as 'The George Hotel'.

**THE GROUND FLOOR COULD BE CONVERTED TO 3 SEPARATE LOCK-UP SHOP UNITS - STP.**

**GAS CENTRAL HEATING.**

**DOUBLE GLAZED WINDOWS.**

**THE FURNITURE, EFFECTS AND EQUIPMENT ARE AVAILABLE BY SEPARATE NEGOTIATION.**

**EMERGENCY LIGHTING. FIRE DOORS. FIRE ALARM.**

**THE FITTED CARPETS ARE INCLUDED. STOCK AT VALUATION.**

**THE PROPERTY IS SOLD SUBJECT TO THE LEASE IN FAVOUR OF THE CURRENT TENANT.**

**ENTRANCE HALL** with boarded floor. Fitted cupboard. PVCu part opaque double glazed entrance door.

**PUBLIC BAR 25' 9" x 16' 6" (7.84m x 5.03m)** with feature beamed ceiling. Bar counter servery. Boarded flooring. PVCu double glazed picture window to fore. 3 Radiators. PVCu opaque double glazed window to side.

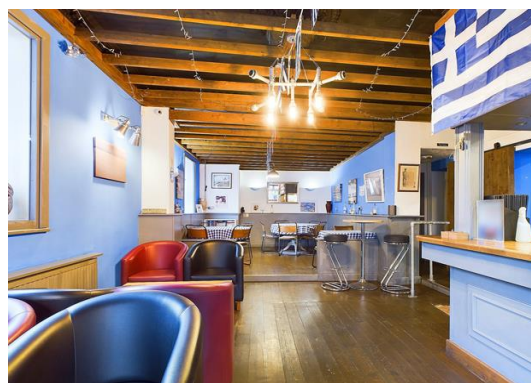
**DINING AREA 12' x 11' 3" (3.65m x 3.43m) off** with boarded floor. PVCu opaque double glazed window to side. Feature beamed ceiling. 10 Power points. Table covers for 11.

**RESTAURANT 23' 2" x 16' 10" (7.06m x 5.13m)** with boarded flooring. Panelled walls to dado height. Alcove. 2 Radiators. PVCu double glazed picture window to fore. 10 Power points. Table covers for 27. Sliding door to

**DELICATESSEN/CAFE 22' 11" x 15' 11" (6.98m x 4.85m)** overall 'L' shaped with boarded flooring. Glazed entrance door with double glazed windows to either side. Secondary staircase to the first floor. Part tiled walls. Base kitchen units incorporating a sink unit and stainless steel bowl.

**INNER HALL** with radiator.

**BABY CHANGING ROOM** with fully tiled walls.



**LADIES WC** comprising a Cloakroom with pedestal wash hand basin and 2 Separate WC's. Fully tiled walls.

**GENTS WC** comprising 2 urinals, pedestal wash hand basin. Separate WC. Fully tiled walls.

**KITCHEN** 17' 7" x 9' 11" (5.36m x 3.02m) ext. to 15' 5" (4.7m) 'L' shaped fully equipped with door to rear.

**AREA OFF** leading to

**LAUNDRY ROOM** with plumbing for washing machine. Ceramic tiled floor.

**UTILITY ROOM** 12' 6" x 8' 4" (3.81m x 2.54m) with PVCu double glazed window.

**INNER HALL** with radiator. Walk-in understairs storage cupboard off. Door to the Delicatessen/Cafe.

From the restaurant area off the /public bar a hallway gives access to

**RESIDENTS REAR ENTRANCE HALL** with radiator. Staircase to first floor.

**INNER HALL** off with doors to the bar lounge and

**BEER CELLAR** 10' x 3' (3.05m x 0.91m)

## FIRST FLOOR

**LANDING** with fitted storage cupboards off

**ROOM 4 comprising: -**

**DOUBLE BEDROOM** 13' 4" x 13' (4.06m x 3.96m) with boarded effect laminate flooring. Opaque single glazed window. 2 Radiators. TV point. 8 Power points. 2 USB charger ports.

**EN-SUITE SHOWER ROOM** 7' 4" x 5' 8" (2.23m x 1.73m) overall with extractor fan. Boarded effect laminate flooring. Fully tiled walls. Opaque single glazed window. 2 Piece suite in white comprising WC and wash hand basin. Chrome towel warmer ladder radiator. Quadrant shower enclosure with plumbed-in shower over.

**ROOM 3 comprising: -**

**LIVING ROOM** 18' 8" x 8' 1" (5.69m x 2.46m) overall to include the kitchenette. Boarded effect laminate flooring. Radiator. PVCu double glazed window to fore. 8 Power points. TV point. 2 USB charger ports. 2 Wall light fittings. Part tiled walls to the kitchenette. Economy plus compact kitchen by 'Elfin Kitchens'. 'To include a fridge and microwave oven.'

**DOUBLE BEDROOM** 13' 4" x 7' 11" (4.06m x 2.41m) with boarded effect laminate flooring. Radiator. PVCu double glazed window to fore. 2 Wall light fittings. 4 Power points. 2 USB charger ports.





**EN-SUITE SHOWER ROOM 7' 7" x 5' 5" (2.31m x 1.65m)**

with chrome towel warmer ladder radiator. Boarded effect laminate flooring. Fully tiled walls. Extractor fan. 2 Piece suite in white comprising WC and wash hand basin. Double shower enclosure with plumbed-in shower over

**INNER LANDING** with radiator. Built-in store cupboards off.

**UTILITY ROOM 9' 1" x 8' 6" (2.77m x 2.59m) plus** fitted cupboard housing the gas fired central heating boiler. Formerly a kitchen. PVCu opaque double glazed window. Base and eye level kitchen units incorporating a sink unit, hob and oven - **NOT TESTED**. Radiator. C/h timer control.

**BATHROOM** with fully tiled walls. Boarded effect laminate flooring. Chrome towel warmer ladder radiator. PVCu opaque double glazed window. Extractor fan. 3 Piece suite in white comprising WC, wash hand basin and panelled bath with plumbed-in shower over and shower screen. This bathroom is for the sole use of Room 5

**ROOM 5 comprising: -**

**DOUBLE BEDROOM 9' 3" x 9' 1" (2.82m x 2.77m)** with 10 power points. 2 USB charger ports. TV point. Radiator. 2 Wall light fittings. PVCu double glazed window. Built-in cupboard.

**ROOM 2 comprising: -**

**DOUBLE BEDROOM 17' 1" x 10' (5.20m x 3.05m) including a living area** with boarded effect laminate flooring. 2 Wall light fittings. 2 PVCu double glazed windows to fore. Boarded effect laminate flooring. TV point. 2 Radiators. 6 Power points. 2 USB charger ports.

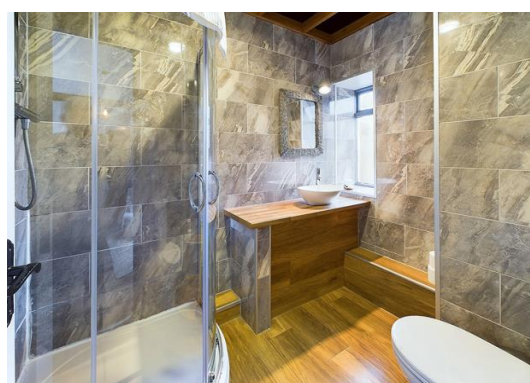
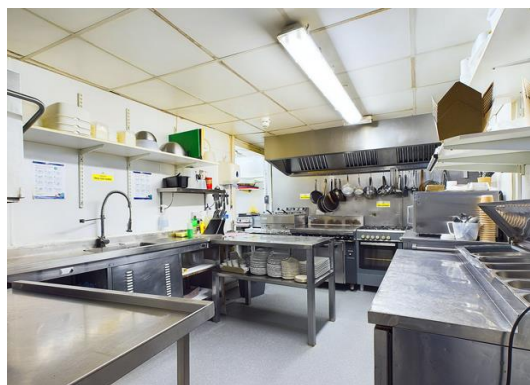
**EN-SUITE SHOWER ROOM 7' 10" x 3' 10" (2.39m x 1.17m)** with wall light fitting. Boarded effect laminate flooring. Chrome towel warmer ladder radiator. Fully tiled walls. Extractor fan. 2 Piece suite in white comprising wash hand basin and WC. Tiled double shower enclosure with plumbed-in shower over and sliding shower door.

**INNER LANDING** with 2 radiators. Door to the secondary staircase/stairwell. Door to

**ROOM 1 comprising: -**

**OPEN PLAN LIVING/DINING ROOM 16' 3" x 14' 4" (4.95m x 4.37m) overall 'L' shaped** with boarded effect laminate flooring. 2 Radiators. TV point. 6 Power points. 2 PVCu double glazed windows to fore. Tiled surround to the 'Economy plus compact kitchen' that incorporates a sink unit, fridge and microwave oven.

**BEDROOM AREA OFF 8' 10" x 8' 1" (2.69m x 2.46m)** with radiator. Boarded effect laminate flooring. 2 Wall light fittings. TV point. 4 Power points. 2 USB charger ports. PVCu double glazed window to side.



**EN-SUITE SHOWER ROOM 7' 9" x 6' (2.36m x 1.83m)** overall with ceramic tiled floor. Fully tiled walls. Shaver point. Extractor fan. PVCu opaque double glazed window. Recessed downlighting. Radiator. Gas fired boiler. 2 Piece suite in white comprising pedestal wash hand basin and WC. Tiled shower enclosure with plumbed-in shower over and sliding shower door.

off the secondary staircase a door gives access to

**HALF LANDING** with stairs to the resident's accommodation and

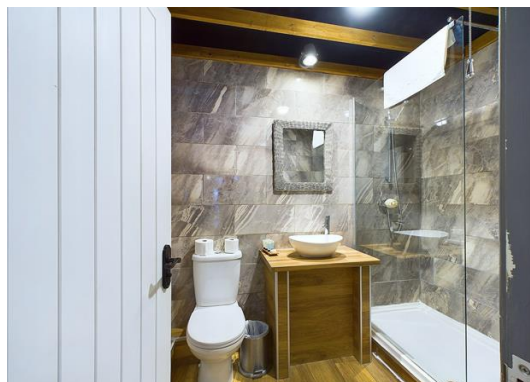
**REAR LANDING** with PVCu door to outside (fire exit)

**STORE ROOM OFF 9' 3" x 3' 2" (2.82m x 0.96m)**

### **EXTERNALLY**

Side pedestrian access off 'Springfield Terrace' with a door to the kitchen.

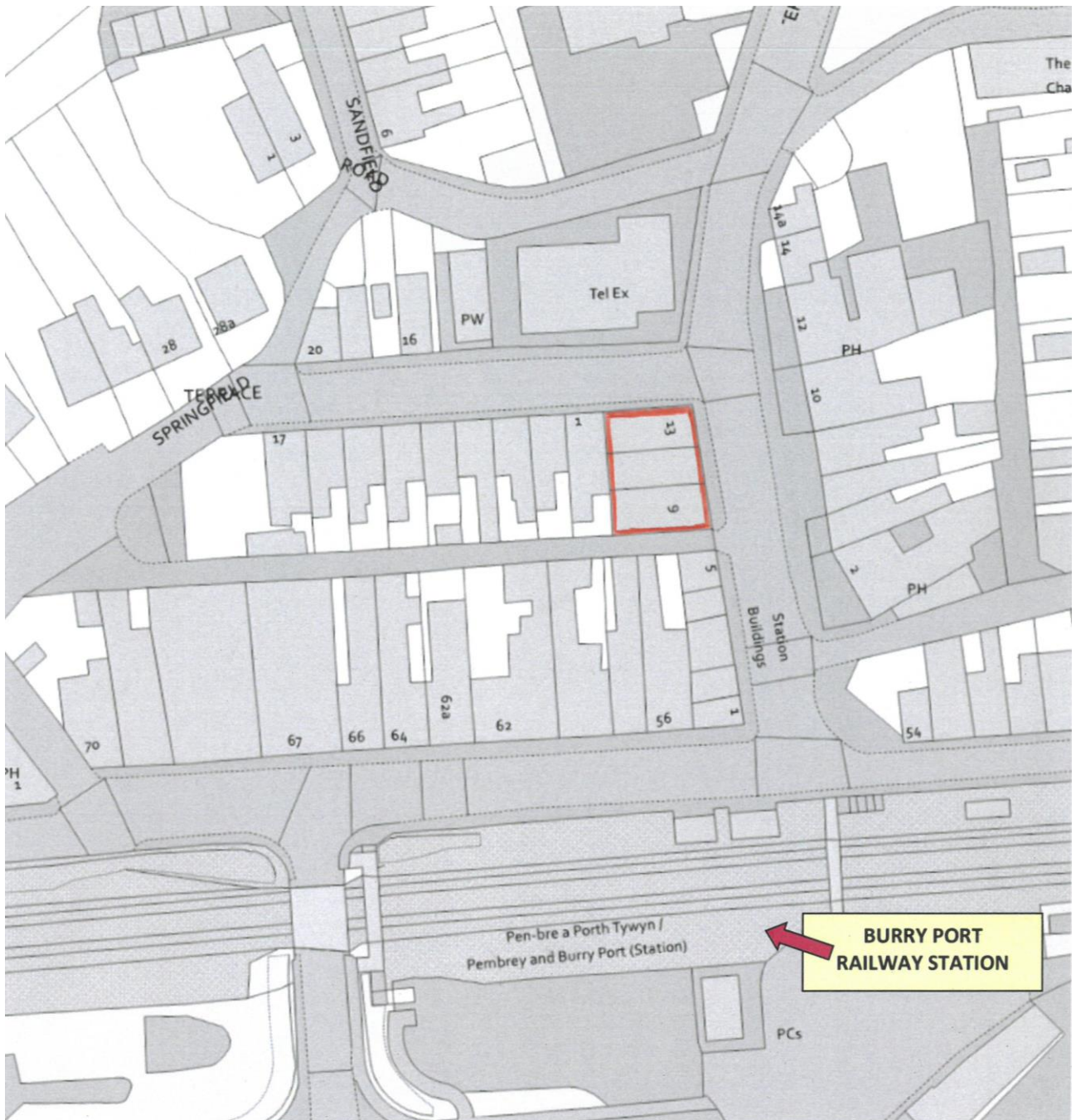
**LEASE: -** Applicants should note that the property is currently let on a **3 year lease** on an internal repairing and insuring basis that expires on the 31<sup>st</sup> December 2026.











NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY



**DIRECTIONS:** - The premises is located in the **centre of Burry Port** just off 'Station Road' fronting onto 'Stepney Road' **adjacent** to the turning for 'Springfield Terrace'.

**ENERGY EFFICIENCY RATING:** - C (68).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0780-0933-3599-8628-3006.

**SERVICES:** - Mains electricity, water, drainage and gas. Telephone subject to B.T. Regs.

**RATEABLE VALUE:** - 2024/25 = **£12,250**.

**BUSINESS RATES PAYABLE:** - 2024/25 = **£6,705.44p BEFORE** applying any Business Rate reliefs that may apply to the property. *Oral enquiry only.*

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen.

**AGENTS NOTE:** - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

**VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

15.03.2025 - REF: 6960