



Tenure

Freehold.

Location

The village of Trelewis is located on the River Bargod Taf, some 8 miles south-east of Merthyr Tydfil and 5.5 miles north-east of Pontypridd. The A470 lies approximately 2 miles south-west of the village.

This prominent property is located on the west side of High Street (B4255), which acts as the principal retail pitch and thoroughfare of the village and benefits from a number of local bus routes. Occupiers close by include a Premier convenience store with a Post Office counter amongst a number of local traders.

Description

The property occupies a prominent corner position and is arranged over ground, lower ground and two upper floors to provide hotel accommodation on ground and first floors comprising reception and bar accommodation on the ground floor with function room and kitchen on the first floor. The lower ground floor is used as a cellar/storage and due to the sloping nature of the site has rear gated loading via a service lane, whilst the second floor provides a five bedroom manager's flat.

The property provides the following accommodation and dimensions:

Built Depth	19.5 m	(63' 11")
Lower Ground	150.9 m	(1,624 sq ft)

Ground Floor	210.9 sq m	(2,270 sq ft)
First Floor (including WCs)	191.9 sq m	(2,066 sq ft)
Second Floor Flat –		
6 Rooms, Kitchen, Bathroom	168.1 sq m	(1,809 sq ft)
Total	721.8 sq m	(7,768 sq ft)

Tenancy

The entire property is to be offered with VACANT POSSESSION.

Planning (1)

The property may have residential redevelopment potential subject to obtaining all relevant consents. All enquiries should be referred to Merthyr Tydfil County Borough Council (website www.merthyr.gov.uk).

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 74 Trelewis**.

Trelewis

The Bontnewydd Hotel

High Street

Mid Glamorgan

CF46 6AB

- **Freehold Detached Vacant Hotel**
- Potential for residential redevelopment (1)
- Includes 5 bedroom flat above
- Prominent corner position on High Street

Vacant Possession

SIX WEEK COMPLETION AVAILABLE

DISCLOSED RESERVE NOT TO EXCEED £50,000



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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