

TO LET

A3 RETAIL

The Colliers Arms, 77 Pwll Road, Llanelli,
SA15 4BD



- A FULLY FITTED AND ESTABLISHED LICENCED PREMISES ALONG A PROMINENT MAIN ROAD POSITION
- TOTAL FLOOR AREA OF 229.23 SQ.M (2,467.43 SQ. FT.) ARRANGED OVER TWO FLOORS
- SELF-CONTAINED MODERN TWO BEDROOM APARTMENT (FIRST FLOOR) SUITABLE FOR SHORT STAY HOLIDAY LETS
- WITHIN CLOSE PROXIMITY TO BURRY PORT HARBOUR AND PEMBREY COUNTRY PARK

OFFERS IN THE REGION OF
£19,500 PA

LOCATION

The property occupies a prominent roadside position fronting Pwll Road (A484) within the coastal village of Pwll, situated approximately 2 miles south-west of Llanelli town centre. Pwll is a popular residential and coastal community benefiting from direct access to the wider Llanelli area and the South Carmarthenshire coastline.

The property lies close to a range of local amenities including convenience stores, schools, public transport links and community facilities, whilst Llanelli town centre provides an extensive range of retail, leisure and professional services. Llanelli railway station is located a short drive away, providing regular services to Swansea, Cardiff and West Wales destinations.

The surrounding area benefits from a number of established visitor attractions including the Millennium Coastal Path, Llanelli Beach, Machynys Peninsula Golf & Country Club, the WWT Llanelli Wetland Centre, and Pembrey Country Park and Beach, all of which attract significant visitor numbers throughout the year. The property's location therefore offers the opportunity to serve both the local residential population and the wider tourism market.

DESCRIPTION

The property comprises a detached two-storey mixed-use premises incorporating a fully fitted and licensed public house at ground floor level together with a self-contained residential apartment on the first floor.

The ground floor accommodation is currently arranged to provide two distinct trading areas, comprising a principal lounge/bar area to the front together with an additional restaurant/function room to the rear. Customer facilities include gents w.c. accommodation serving the front trading area, with separate ladies and disabled w.c. facilities located to the rear. Ancillary accommodation includes a catering kitchen situated adjacent to the main trading areas, together with a beer cellar and utility/laundry room located to the rear of the building and accessed via the rear courtyard.

The first floor is accessed independently from the rear and comprises a self-contained residential apartment extending across the entirety of the first floor. The accommodation provides spacious and well-presented living accommodation, including generous bedroom accommodation and a modern bathroom suite. The residential element is capable of serving as owner's accommodation in support of the business or, alternatively, may offer potential for subletting as a separate private residence or short-stay holiday accommodation, subject to any necessary consents and licensing requirements.

Externally, the property benefits from extensive outdoor areas which significantly enhance the overall trading potential of the premises. To the front elevation is a raised customer seating terrace providing additional external covers and attractive open views across the surrounding area. The terrace is directly accessible from the main trading accommodation and benefits from a prominent roadside position.

To the side and rear of the property is a substantial enclosed beer garden incorporating a large paved seating area with numerous picnic benches, providing ample capacity for outdoor dining, social gatherings and seasonal trading. The beer garden is well screened and offers a safe and secure environment for customers.

The property further benefits from a large concrete surfaced forecourt/loading area which provides excellent servicing facilities together with potential customer parking, subject to operational requirements.

A covered side accessway provides access to ancillary accommodation, including the cellar and utility areas, together with independent access to the first-floor residential accommodation.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Gross Internal Area: 139.99 sq.m (1,506.85 sq. ft.)

Lounge: 8.42m x 4.30m
situated directly off the enclosed courtyard entrance to the front, with access to bar area, various free-standing seating for approximately 16 covers in total.

Gents W.C. Facilities
comprising a single toilet cubicle, three urinals and a wash hand basin, cleaners store cupboard.

Rear Corridor
door to rear courtyard, access to.

Restaurant/ Function Room: 4.32m x 7.60m
access to bar area, with various free-standing seating for approximately 24 covers in total, access to.

Ladies W.C. Facilities
comprising two toilet cubicles and a wash hand basin.

Disabled W.C. Facilities

Kitchen/ Prep Area: 3.40m x 2.77m
fully fitted and equipped for its intended use.

Utility/ Laundry Room: 2.36m x 2.61m
accessed off the rear courtyard area, plumbing for washing machine, etc.

Beer Cellar: 3.56m x 4.01m
accessed off the rear courtyard area, fitted with keg storage facilities, cooling equipment and associated dispense systems serving the main trading areas.

FIRST FLOOR

Gross Internal Area: 89.24 sq.m (960.58 sq. ft.)

Landing
with stairwell to porch entrance over ground floor, doors to.

Kitchen/ Dining Area: 8.30m x 4.37m
comprising an open plan layout with coastal views to the front, kitchen fitted with a range of wall and base units incorporating sink drainer, etc.

Bedroom 1: 4.35m x 3.68m
with fitted wardrobes.

Bedroom 2: 3.38m x 4.05m
with small store cupboard.

Bathroom
fitted with a four piece suite comprising bath, shower enclosure, w.c. and wash hand basin.

VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (if applicable).

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2026): £3,850

From 1st April 2026, there are multipliers which may apply to a property in Wales. The provisional multipliers announced for 2026-27 are as follows.

- A retail multiplier of 0.350, applicable to small to medium sized retail shops with a rateable value below £51,000.
- A standard multiplier of 0.502, applicable to most other properties.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information, via www.voa.gov.uk.

TERMS & TENURE

Our client's interest is available by the way of a new effective full repairing and insuring lease, under terms to be negotiated.

Tied Trade Agreement

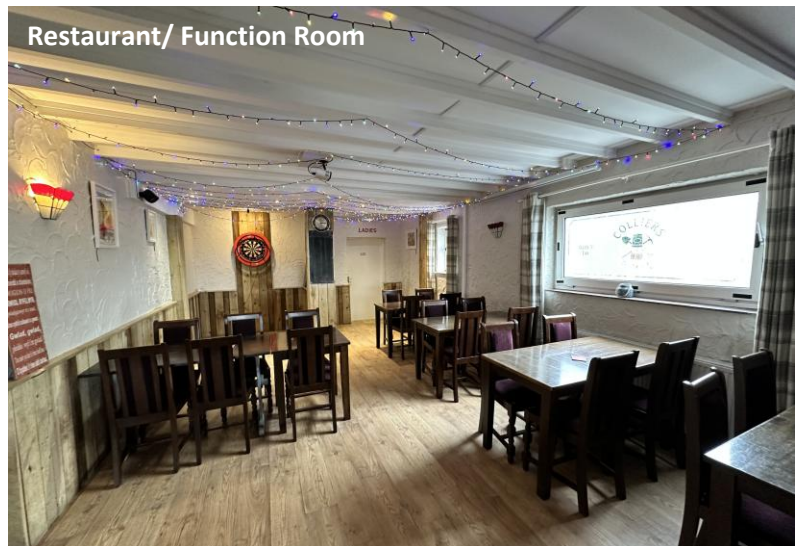
The premises are operated subject to a tied supply agreement with Molson Coors in respect of draught beer products.

The arrangement is understood to provide favourable purchasing terms, including discounted product pricing and retrospective rebate payments.

The business currently purchases approximately 120 barrels of Molson Coors draught products per annum, excluding cider and guest ales. Further details of the existing agreement and any requirements applicable to an incoming tenant are available upon request.



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Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

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Bedroom 1



Bedroom 2



Lounge/ Dining Area



Bathroom



Kitchen



Beer Garden



Parking/ Loading Area



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Street View



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