

KINGS HEAD BRIDGEND

44 NOLTON ST, BRIDGEND CF31 3BN

FREEHOLD PUBLIC HOUSE FOR SALE





THE KINGS HEAD
CRAFT UNION FREE HOUSE

CRAFT UNION FREE HOUSE

RSW

RECRUITMENT SOLUTIONS
Tel: 01658 761150

Tel: 01658 761150
www.rswtd.co.uk

Tel: 01658 761150
www.rswtd.co.uk

HIGHLIGHTS INCLUDE:

- Freehold Public House
- Site extends 0.095 acres (0.038ha)
- Property arranged over three levels
- Overall approximate Gross Internal Area (GIA) 5,167sqft (480 sqm)
- Offers are invited in the region of £475,000 plus VAT

LOCATION

Bridgend is well established commercial and residential centre located in South Wales, the town is located between Cardiff 23.6 miles (38 kilometres) to the east and Swansea 23.3 miles (38 kilometres) to the west. Benefiting from transport connectivity to Junction 35 and 36 of the M4 approximately 3.8 miles to 4.3 miles to the east and north of the subject property. Bridgend railway station is 0.2 miles to the north, offering regular services to Cardiff, Swansea and London Paddington, while Cardiff Airport is situated approximately 17 miles to the south east.



The Kings Head sits fronting Nolton Street on the corner of Merthymawr Road North. The site occupies an end of terrace position on the Nolton Street which links to the central shopping centre and pedestrian area.

The site has good public transport including a bus route along Derwen Road and the Bridgend Bus station is approximately 0.4 miles to the north of the public house.

DESCRIPTION

The public house comprises an end of terrace building, featuring rendered brick elevations and rear elevations constructed from a combination of stone and brick, supporting a hipped slate tile roof and single glazed sash fenestration. The cellar and stores are located in a single storey outbuilding at the rear of the property.

LINKS

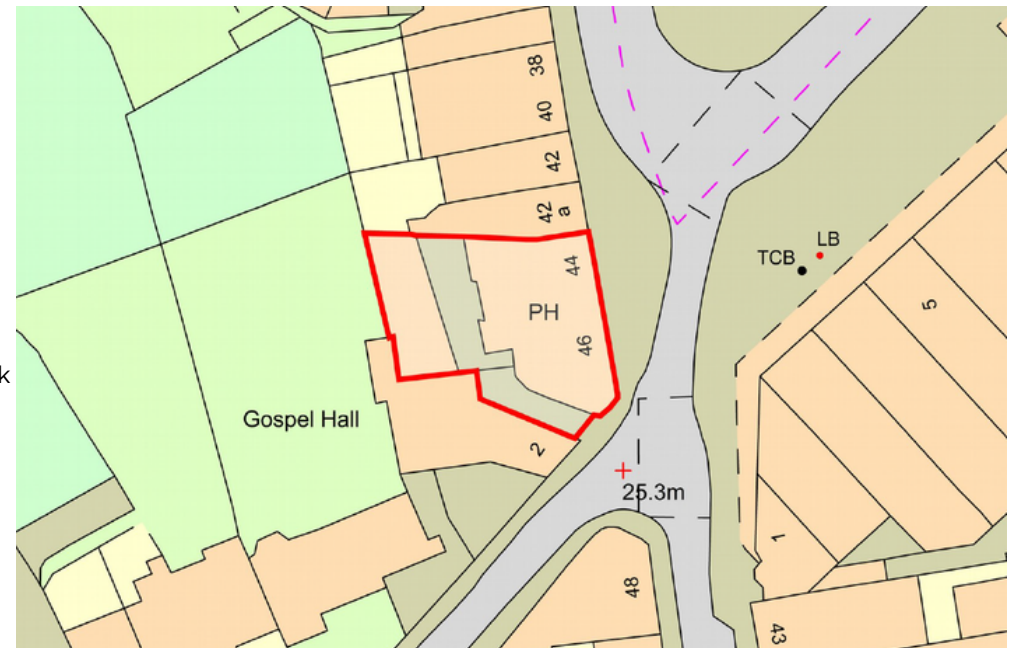
[What3Words](#)



[GOOGLE STREET VIEW](#)



[Birds Eye View](#)



ACCOMMODATION

Ground Floor The ground floor consists of a two front entrances into the main bar area accommodating approximately 50 covers, with a large central bar servery and a stage area to the left elevation. The male, female and disabled toilets are positioned to the rear of the building. The commercial kitchen is also located to the rear of the property with access to the first floor also provided.

First Floor The staircase leads to hallway with kitchen, two storage rooms, office, WC, three double bedrooms, bathroom and two staircases connecting to the second floor.

Second Floor The second floor comprises of unmodernised space which could provide a lounge, three double bedrooms and WC. The External fire escape servicing from the second floor to the ground has been condemned.

We understand the overall Gross Internal Area is approximately 5,167sq ft (480 sq m)

External The trade garden is located at the rear and provides 18 covers.

TENURE

The property is held freehold under (Title number CYM81639).

LICENSING

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the public house is permitted to sell alcohol:-

Monday to Wednesday 10:00 to 00:00

Thursday 10:00 to 01:00

Friday and Saturday 10:00 to 02:00

Sunday 10:00 to 00:30

PLANNING

The property is not listed but is situated within the Bridgend Conservation Area. We understand the building is not nominated or listed as an Asset of Community Value.



VAT & STAMP DUTY LAND TAX

VAT is applicable.
Stamp duty is at the prevailing rate.

EPC

EPC C - 69

RATEABLE VALUE

2026 - £27,000

FIXTURES & FITTINGS

We understand that all fixtures and fittings owned outright are to be included in the disposal. Where applicable, stock may be valued in addition on completion. No inventory schedule will be provided and therefore what is left on the day of completion will transfer.

METHOD OF SALE

The property is offered to the market by way of private treaty.

GUIDE PRICE

We are seeking offers on an unconditional basis for the freehold interest in the region of £475,000 plus VAT.



KINGS HEAD, 44 NOLTON ST, BRIDGEND CF31 3BN

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

Adam Bullas
07812 965395
ABullas@savills.com

Tim Welch
07812 433457
tim.welch@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | July 2026

