Clare
Evans & Co

Estate & Letting Agents, Auctioneers




# The Black Lion, North Street, Rhayader, Powys, LD6 5BU

The Black Lion occupies a superb prominent position in the popular tourist and market town of Rhayader, facing the main east west and north south road in Wales, the A44 and A470 respectively.

It lies opposite the town's successful livestock market which offers free parking on non-market days. It is adjacent to the fabulous leisure centre with swimming pool, gym, squash courts and concert hall and a short distance from the town's other large car park.

With VEHICULAR ACCESS to the rear, the SIX/SEVEN BEDROOM (three ensuite) property also comes with a YARD with parking several vehicles, a GARDEN area and a pair of STONE BUILT FORMER COTTAGES which are in need of rebuilding.

Whilst the property requires a full scheme of refurbishment and reinstatement, it offers the prospective purchaser a high-profile location in which to build a business in the ever-popular town of Rhayader, the Outdoors Capital of Wales.

## £200,000 Guide price
## Freehold

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## Background

Historically The Black Lion has been one of Rhayader's busiest and much loved public houses.

It has served many people attending the regular livestock sales in the smithfield market opposite over very many decades, as well as those attending many of the other events held there such as car rallies, vintage shows, car boot sales, carnival events and so on.

In previous times the pub boasted having two darts and dominoes teams.

In more recent times the property was used as a popular Indian restaurant/takeaway and public bar on the ground floor. This area has been temporarily separated off from the first and second floors which remain uninhabited.

Sitting on a large, prime site in Rhayader, The Black Lion has a lot of potential for future purchasers to develop..

## Situation

Rhayader is well known for its' town centre crossroads which sees the A44 east west (Midlands to the West Wales Coast) and the A470 north south (north Wales Cardiff) roads.

Coupled with it's close proximity to the nearby livestock market with its regular sales of lambs, sheep and cattle as well as many community events, the public house is uniquely positioned to take advantage of the excellent footfall and passing trade that such a location brings with it.

## ACCOMMODATION

### GROUND FLOOR:

The Ground Floor of the property comprises a MAIN OPEN PLAN BAR (12m x 6,5)around a double return laminate topped servery with small 'wash up' area situated off. There is an attractive original open fireplace.

Access to the Main Bar is through an Entrance Lobby at the front with doors to both left and right, as well as an access at the side of the bar which leads to the driveway at the side and to the outside rear garden area. There are three windows to the front aspect.

A corridor off the Main Bar leads to to the CUSTOMER TOILETS (Men's and Women's). and a ground level CELLAR that has double doors to the rear.

The former CATERING KITCHEN measures approximately 6m x 3 m max.

### FIRST FLOOR:

The First Floor comprises a good sized Lounge, former Kitchen, Bathroom, 4 Double Bedrooms (three ensuite Shower Room) and one single Bedroom.

It has four windows to the front aspect with internal stairs off the Inner Hall.

Metal external stairs extend from the rear to ground level.

### SECOND FLOOR

The Second Floor has TWO BEDROOMS (one single and one double).

Please note that there are part-sloping ceilings with velux windows,

### OUTSIDE

Outside there is a driveway at the side of the property leading to the rear Yard Area with parking for several vehicles.

There are TWO FORMER COTTAGES of stone construction offering potential for further development (subject to gaining any necessary planning consents).

Stone steps lead to the good-sized garden area which is currently overgrown.

## Extent of Site

The building stands facing the main road being the end property of a row of commercial and residential properties.



It is constructed of stone and brick, part rendered, having a main slate and a flat felt roof extension to the rear.

It has a yard to the back of the property in which there is a pair of stone-bult former cottages which are now redundant.

Adjacent to this is an overgrown garden.

## Services
Mains electricity, gas, water and drainage.

## Local Area
Rhayader is a friendly market town (www.rhayader.co.uk)is situated in the beautiful upper Wye Valley on the edge of the stunning Cambrian Mountains.

Rhayader is the first town on the River Wye and is know as The Outdoors Capital of Wales and has many excellent facilities including Pump Track Wales and beautiful riverside parks. The town has a good range of local facilities such as supermarkets, butcher, grocer, delicatessen, chemist, doctor's surgery, primary school and well equipped leisure centre with two squash courts, gym, swimming pool and jacuzzi.

The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 4 miles to the west. This area is also an official Dark Skies location, chose for having no light pollution meaning the stars can be seen at night.

The west Wales coast and university town of Aberystwyth is 34 miles distant. The nearest railway station, on the Heart of Wales line, is located at Llandrindod Wells. Excellent road links are afforded by the main north-south road A470, and the east-west A44.

A wider range of facilities including secondary schools is available at Llandrindod Wells (11 miles), Builth Wells (13 miles) and Llanidloes (14 miles) respectively.

## Business Rates
'TBC'

## Viewing Arrangements
Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.uk

## Important Notice
These particulars are offered on the understanding that all negotiations are conducted through this company.

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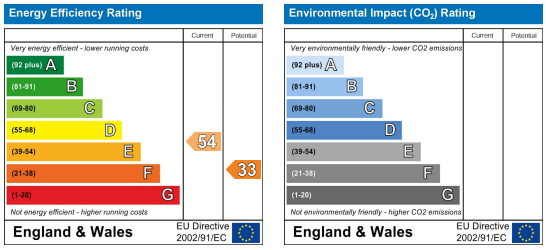
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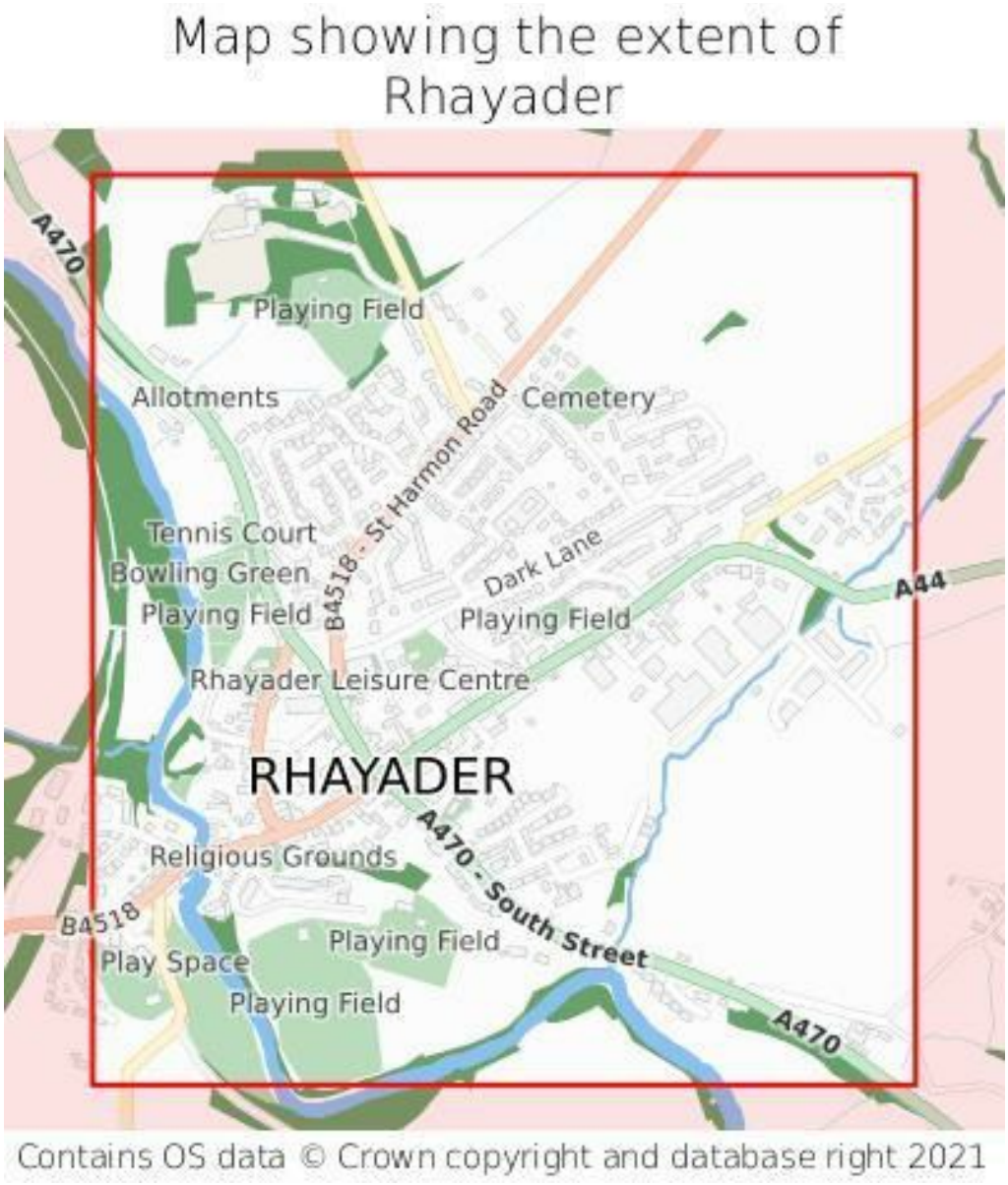
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## PMA Reference
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