

MULLIGANS RESTAURANT

STALLING DOWN • COWBRIDGE • VALE OF GLAMORGAN

A RESTAURANT SITE IN AN EXCELLENT LOCATION ON THE A48 WITH PLANNING PERMISSION TO EXTEND
FREEHOLD OR LEASEHOLD AVAILABLE



HL HUMBERTS LEISURE

CHARTERED SURVEYORS
INTERNATIONAL LEISURE BUSINESS CONSULTING

Mark Hayes 06

LOCATION

Mulligans is situated on the A48 and has prominent road frontage to this very busy main road. The property is on the edge of Cowbridge in the Vale of Glamorgan which has a population of 93,591 (2001 Census). The A48 provides good road links to Cardiff (10 miles to the East) and Bridgend (6 miles to the West) and the M4 is accessible from junction 34 approximately 6 miles to the North East.

THE PROPERTY

The property has an approximate site area of 0.18 hectares (0.46 acres) and is level with a highly visible road frontage to the A48.

Upon the site is the former Mulligans Restaurant, a detached two storey building with car park to the side. The building is of brick and block work construction with rendered elevations beneath a pitched slate tile roof. At first floor level is a balcony overlooking the A48 and at the rear at ground floor level is a canopied "drive through" area used to access a takeaway service.

The building has not been operated for a substantial period and therefore would need extensive repair and refurbishment prior to being operated.



PROPOSED DEVELOPMENT

We are advised that a full planning permission was obtained on the 1st June 2004 for the refurbishment and extension to Mulligans Restaurant including upgrading of food preparation area and improvements to existing car park.

As a result, it is intended that the ground floor and first floor accommodation will be extended to provide a gross internal area of approximately 684 sq m (7,363 sq ft).

The accommodation to comprise:

Ground Floor Entrance, wc's, restaurant/bar, food display and kitchen

First Floor Restaurant, wc's, food preparation and store, storeroom, staff room and office.

Our clients would be prepared to consider an alternative scheme, subject to planning, which might include a ground floor restaurant and twelve en suite letting bedrooms at first floor. Informal discussions only have been held with the Local Planning Authority and therefore a formal application would need to be submitted to vary the existing consent.

We have attached indicative plans showing the alternative scheme as described above.

FLOOR AREAS

	Existing	Proposed
Ground	227 sq m (2,443 sq ft)	360 (3,875 sq ft)
First	160 sq m (1,722 sq ft)	324 (3,488 sq ft)
Total	368 sq m (4,165 sq ft)	684 (7,363 sq ft)

Note: Gross Internal Area.

LICENSING

We understand that as the premises have not been operated for a substantial period then a new premises and personal licence will need to be obtained from the Local Authority.



TENURE

The property is held Freehold.

TERMS OF THE SALE

The property is offered for sale either as freehold with offers sought in the region of £650,000 or our client will consider granting a lease to an operator with the extension and refurbishment works being undertaken by the Freehold owner and a Full Repairing and Insuring lease of the shell being available at a commencing rent of £85,000 per annum. This route will only be considered should an experienced operator with a robust business plan be interested in the leasehold option.

ALL ENQUIRIES

All enquiries and expressions of interest must be directed to the sole selling agent only.

HLL Humberts Leisure, Bank Buildings, High Street, Chepstow, Monmouthshire NP16 5XQ

F.A.O. Peter Constantine/Marcus Street

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