



## Offers Over £650,000

### Sandpiper Inn, New Road, Porthcawl, CF36 5DN

- Of interest to both owner occupiers and to investors/developers a substantial public house and premises located in a highly prominent and convenient edge of town location offering up obvious conversion/re-development potential.
- Situated in a highly prominent location on the corner of New Road and Eastern Promenade immediately opposite Griffin Park, Porthcawl.
- Available "For Sale" Freehold tenure and with Full Vacant Possession inviting offers in excess of £650,000.

### Location

The property is situated in a highly prominent and convenient location on a corner plot fronting New Road and Eastern Promenade immediately opposite Griffin Park and within just a few minutes walk of Sandy Bay Beach and Eastern Promenade.

Situated in an area of mixed residential and commercial occupiers just a few minutes or so walk from Porthcawl Town Centre.

The seaside resort town of Porthcawl has the benefit of an influx of holiday makers and day trippers and considered to be a desirable residential location.

### Description

The property briefly comprises a substantial public house and premises the original part of which comprises a 3-storey traditionally built end of terrace townhouse with a more modern 2-storey extension to the rear.

The property currently trades as the Sandpiper Bar and Lounge, a long established fully licenced public house available for sale due to the retirement of the current owners.

The property offers up potential for ongoing commercial/hospitality use but at the same time offers up obvious potential for conversion and re-development of the property most obviously for residential development.

The property comprises bar and lounge and function room accommodation over ground and first floors together with owners living accommodation on first and second floors.

The property provides in total approximately 394 sq.m (4,238 sq.ft) Net Internal Area of accommodation over 3 floors.

The property benefits from rear lane access and a small courtyard beer garden.

The property has a frontage onto Eastern Promenade of approximately 50m.

### Tenure

The property is immediately "For Sale" Freehold tenure and with Full Vacant Possession.

### Asking Price

Offers in excess of £650,000 are invited.

The property is not sold as a going concern but trade fixtures and fittings can be included as part of a sale, if required.

Subject to contract/survey only offers are sought but conditional, subject to planning offers will also be considered.

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

### VAT

All figures quoted are exclusive of VAT if applicable.

### EPC

Band C

### Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

### Viewing

Strictly by appointment only through sole selling agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)

Please ask for  
Dyfed Miles or Matthew Ashman



### Bridgend

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