





The Cross Keys Inn Gwer-Y-Ciliau, Llansantffraid-Ym-Mechain, Powys, SY22 6XS

£2,750 PCM

Roger Parry and Partners are delighted to offer to the market the opportunity to acquire a lease on a public house in the heart of Mid-Wales. The Cross Keys Inn is located on the A495 approximately 1 mile out of Llansantffraid. The property enjoys a fantastic trade from a wide-range of avenues including local and tourism including drive-bys, with the road running from Whitchurch to Llanfair Caereinion. Llansantffraid is at the confluence of the River Vyrnwy being a village in Powys close to the Shropshire border.

The public house is a mix of wet and dry trade, benefitting from being privately owned with no contracts between breweries, as well as the food being renown. There is a generous car park and outdoor area allowing enough room for parking. The Cross Keys Inn is up for Tenure unfurnished, with the opportunity for the leaseholder to purchase the furniture.





DESCRIPTION

Cross Keys Inn has a warm and welcoming feel as soon as you step foot into the pub. The rich décor is inviting giving a traditional family pub feeling. There is one main dining room, adjoining the bar area also capable for setting of tables. Additionally to the operational pub rooms there is a 4 bedroom house adjoining with 1 bathroom and ample living area.



LOCATION

The Inn is situated 1 mile from Llansantffraid, 5 miles from Meifod, 9 miles from Welshpool and 12 miles from Llanfair Caereinion. All distances are approximate.



TENURE AND POSSESSION

Leasehold tenure available.



VIEWING

Viewing must be undertaken prior to arrangements with Roger Parry and Partners.

EPC
C Rating

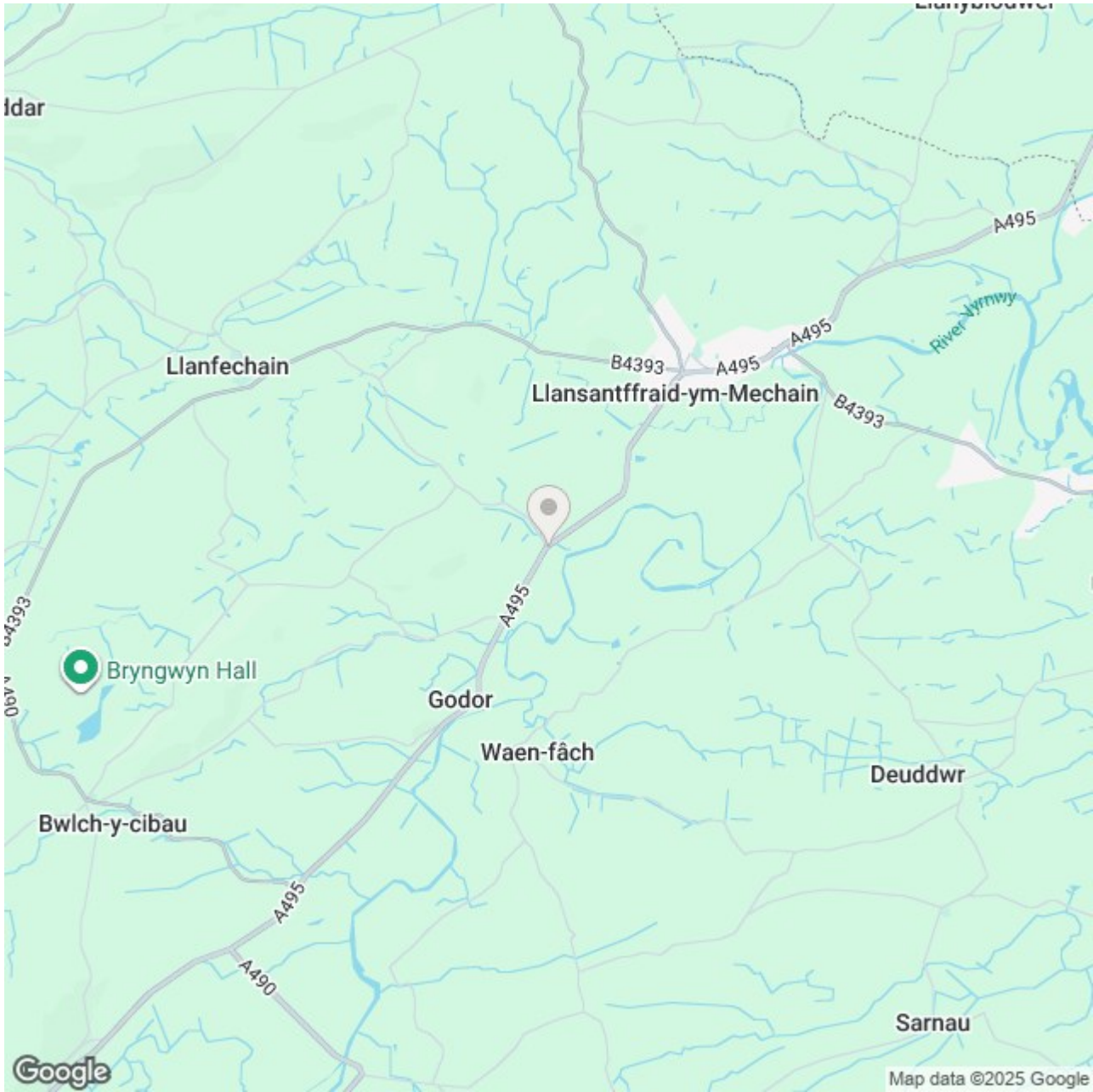




Right of access







Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

Directions:

What 3 words

Willpower.aimlessly.dampen

General Services:

EPC Rating: C

Fixtures and fittings: To be confirmed.

Wayleaves, rights of way and easements: To be confirmed.

**Roger
Parry
& Partners**



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.