

SUBSTANTIAL PUB RESTAURANT FOR SALE EASTGATE LEISURE QUATER, LLANELLI



NEW STEPNEY, 2 EASTGATE, LLANELLI SA15 3YF

- Prime location in Eastgate Leisure Quarter
- Modern pub restaurant with prominent / extensive frontage
- 5,000 sq. ft on ground floor – 155 internal covers + 28 external
- Leasehold expiring 2038 – rent £90k pa.
- Fully fitted to high standard – open & trading

LEASEHOLD INTEREST AND TRADE CONTENTS – OFFERS INVITED SUBJECT TO CONTRACT - Sole Selling Agent

COUNL490

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Location

Llanelli is a coastal, industrial heritage town in Carmarthenshire, Wales, approximately 12 miles north-west of Swansea. The town is known for its tinplate history, rugby culture, and recent regeneration. 42,155 population in the built-up area (2021).

Prominently located at Eastgate in the town centre, a well-established retail and commercial destination which acts as the primary leisure anchor for the town and is located at the gateway to the town centre. Completed in 2012 Eastgate comprises a purpose-built retail, leisure and commercial development and transport hub. The leisure element comprises six screen Odeon cinema & 550 seat regional theatre, 53 bed Travelodge hotel, and 240 space car park. Other occupiers include Nando's, Costa, Jenkins Bakery and Snap Fitness.

The town benefits from good road connectivity, with access to the A484 providing links to Swansea and the wider South Wales road network, including the M4 motorway. Llanelli railway station located approximately 0.5 miles to the north, offering regular services along the South Wales Main Line.

[Link to Street View](#)

Description

Forms part of the ground floor of the Eastgate development and benefits from a prominent extensive frontage, providing strong visibility and natural footfall. Outside seating to the front.

Accommodation

The unit is fully fitted to a high standard and provides 155 internal covers and circa 28 external covers.

<https://www.hungryhorse.co.uk/pubs/carmarthenshire/new-stepney>

Floor Area: 5,000 sq ft GIA (as stated on the plan)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is believed to be connected to all mains services.

Licensing

Permitted to sell alcohol Sunday to Thursday 8am-midnight; Friday & Saturday 8am-1am.

Planning

The property is not listed and not in a conservation area.

Rating Assessment

Listed as a public house and premises with an RV of £69,000 w.e.f. from April 2026.

Tenure

Held leasehold for a term expiring February 2038 at a passing rent of £90,000 per annum. Tenant break 2028. A service charge is payable.

User: public house and/or restaurant within Class A3 and/or A4 of the Use Classes Order 1987.

Exclusions

The Hungry Horse brand name and anything uniquely associated there with, tills, computers, leased equipment, stock, smallwares and personal effects of the staff.

EPC – Rating B – [Link to EPC](#)

Money Laundering

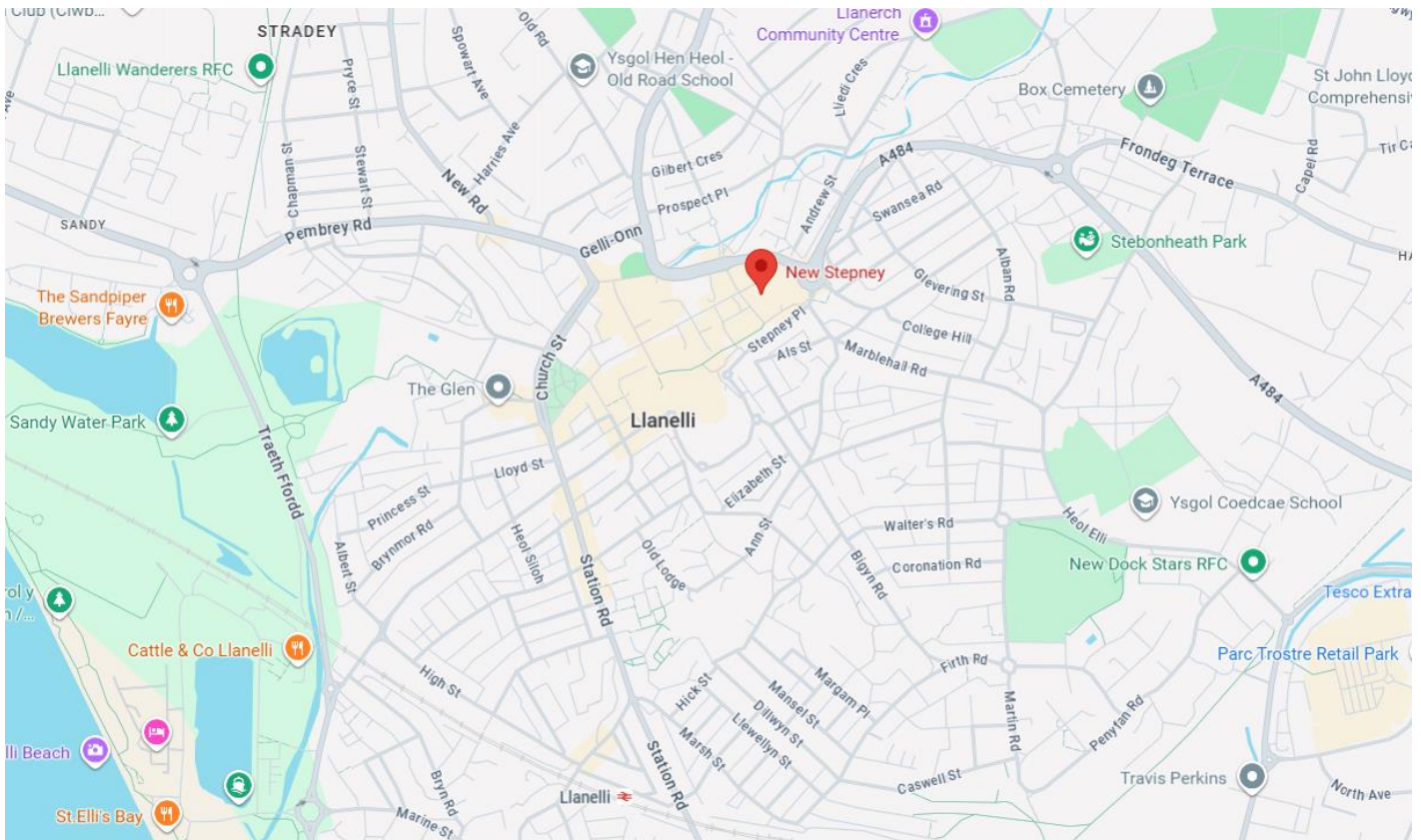
Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Further Information & Viewings

For further information or to organise a viewing, please contact Eren Gurpinar on Tel: 07798883695 or Email: eren.gurpinar@agg.uk.com or Richard Negus on Tel: 07850 642808 or Email: richard.negus@agg.uk.com

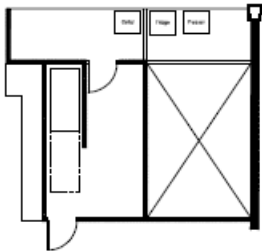
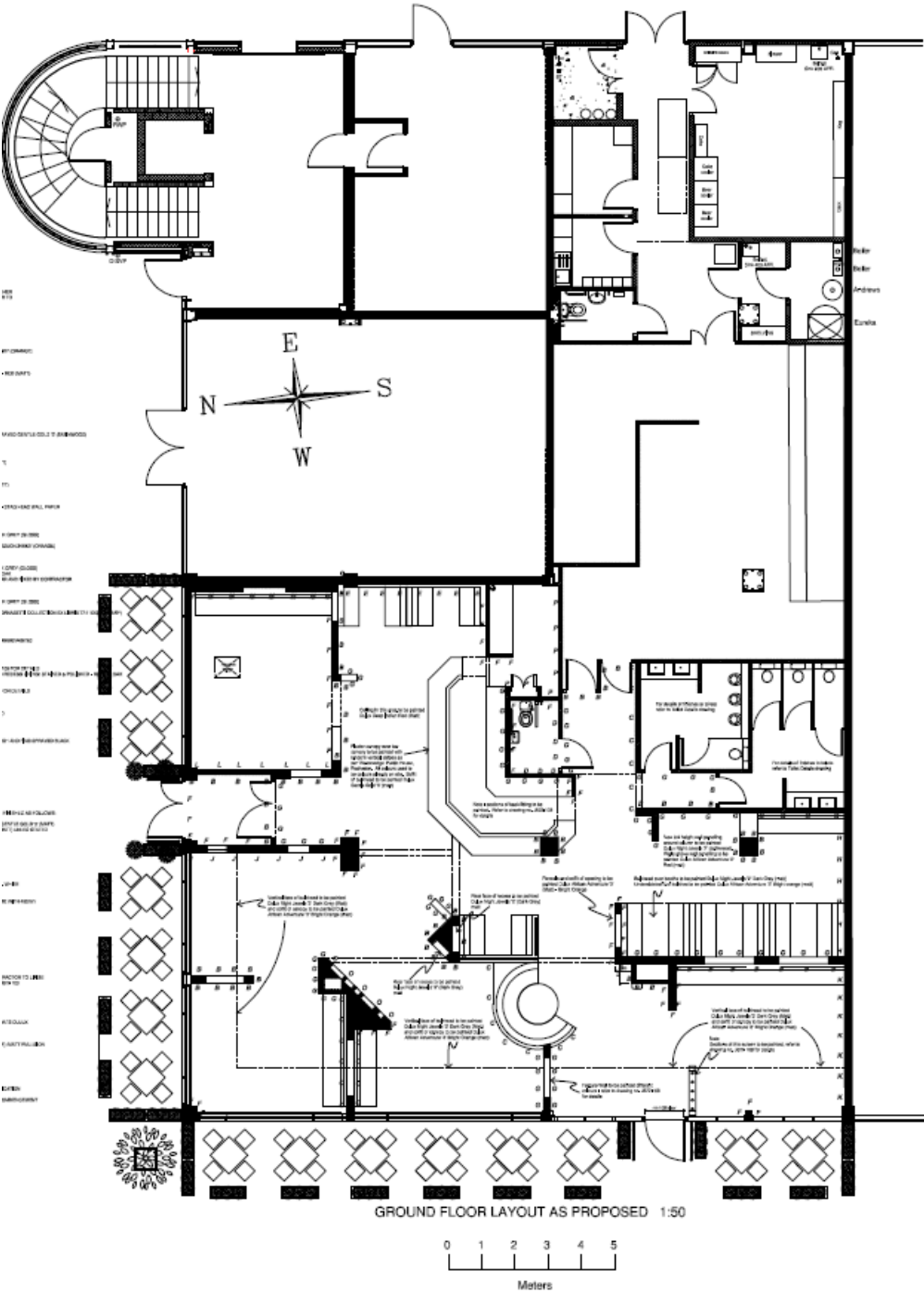
Location Plan

[Link to Location Map](#)



Google Maps. Not to scale - Provided for indicative purposes.

Floor Plan



10mm THICK GLASS PARTITION
10mm THICK GLASS PARTITION

PUB/RESTAURANT	
DRINKING AREA	234m ²
BAR SERVING	15m ²
LICENSED AREA	249m ²
TOILETS	29m ²
FOOTPRINT FLOOR AREA	459m ²

Pub Cover Numbers		
	ALL DAY	ALL DAY
ALL DAY	100	100
ALL DAY	100	100
ALL DAY	100	100
ALL DAY	100	100

AS BUILT