

9th October 2024

JD/JJ/October 2006

Direct Line 01792 478921

The Case Planning Officer
Neath Port Talbot County Borough Council
Planning Department
Neath Port Talbot CBC
Civic Centre,
Port Talbot
SA13 1PJ

Dear Sirs,

Re:- **The Butchers Arms, Pontardawe,**

We have been asked to provide a comprehensive assessment of The Butchers Arms, Pontardawe, regarding its prospects for sale or rent. After reviewing the financial track record, market dynamics, and property conditions, we conclude that the business is not marketable as a pub and restaurant.

We have reviewed tenancy failures since acquisition, assessment of property condition and its implications for marketability. We have considered current market dynamics and competition in the local licensed premises sector.

The context for the above evaluation is the demographic analysis and its impact on the property's potential for sale or lease, and the challenges of any borrowing requirement.

There have been 4 tenancies each resulting in termination due to breaches in the terms of lease due to non-payment of rent. Each successive tenant has faced similar crisis, and the record of these tenancies underscores the unviability of the business in its current form.

All tenancies were granted under full repairing leases, but tenants were unable to fund essential maintenance. As a result, the landlord has had to cover these costs, which is not the landlord's obligation under the terms of the lease but that of the tenant. While the cosmetic standard of the premises is reasonable, there are underlying structural issues which will prove costly to rectify. This further reduces the appeal of the property to potential tenants or buyers, as significant investment would be required to bring the property up to a satisfactory condition.

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Partners: • Timothy J Kostromin • James M Dawson M.R.I.C.S. • Ricky Purdy • Robert Camm M.R.I.C.S.

Director of Residential Sales: Joanne Summerfield-Talbot

The Butchers Arms, Pontardawe,

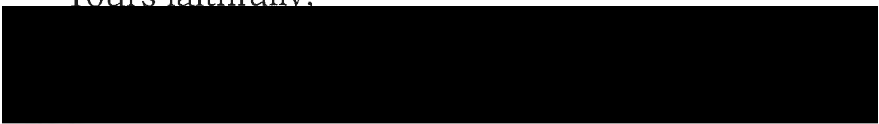
The Butchers Arms has positioned itself appropriately in terms of its offering but has proved unable to generate adequate sales to form a base for a successor tenant or owner operator to build on. Also, without this fundamental capacity to trade even moderately well would severely inhibit any interest from a property investor.

The licensed premises sector in the UK, particularly in Wales, is facing a vast number of closures. The traditional pub model is under significant pressure, and smaller independent operators, such as The Butchers Arms, are increasingly struggling to survive. It is unlikely to be of appeal to the corporate sector whether Brewery owned or multi-unit operators.

The location of the property also poses challenges as The Butchers Arms is not situated near road links that would attract passing traffic, nor does it serve as a destination venue for tourists or visitors to the area.

The immediate and wider area already has several competing establishments, further exacerbating the challenges facing The Butchers Arms. The saturated market for public houses and restaurants in the area demonstrates that The Butchers Arms will struggle to attract interest from a potential tenant or buyer.

Yours faithfully,



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