# Welsh pub goes on sale for price of London bedsit amid hospitality crisis



In a striking comparison that highlights the disparities in property values across the UK, a quaint pub in the Welsh village of Little Mill has been listed for sale at the same price as a modest bedsit in London. The Little Jockey, nestled just north of Newport and a mere 40 minutes from Cardiff, is set to go up for auction at £270,000—a figure that has drawn inevitable comparisons with the exorbitant costs associated with living in the capital.

As reported, this recently refurbished pub not only boasts a fully commercial kitchen but also includes accommodations for the landlord. Above the pub, potential owners will find three bedrooms, along with a bathroom and a storeroom, all accessible via a private entrance at the rear, thus offering privacy from patrons. The property also features a spacious beer garden, complete with picnic tables, perfect for summertime gatherings. Such amenities offer a family-friendly atmosphere that starkly contrasts with the cramped conditions of many London flats.

For the same asking price as a bedsit in south-east London, where residents often contend with limited space and outdated facilities, buyers of The Little Jockey can enjoy views over the rolling Welsh hills, something a cramped balcony in Peckham clearly cannot compete with. In contrast, properties in London at that price point frequently come with the inconvenience of cramped living conditions and are generally in need of significant modernisation, leaving many London homebuyers feeling disillusioned.

This phenomenon is not unique to The Little Jockey. In recent months, several other pubs across the UK have surfaced on the market at similarly eye-catching prices. JD Wetherspoon, for example, has listed eleven pubs, including The Market Cross in Holywell, North Wales, at prices comparable to those of London flats, spotlighting the ongoing financial struggles faced by the hospitality industry. Many of these closures can be traced back to rising operational costs, diminished patronage, and challenging economic conditions, ultimately compelling owners to sell rather than persist in an unworkable business model.

Amid the sale advertisements, others like the recently auctioned Wetherspoons in Wrexham have been valued at £450,000, while a studio flat in central London can be found at the same price, emphasising the ongoing crisis within the pub sector and the stark contrast in living conditions across the country. Such discrepancies prompt reflection on not only the financial landscape but also the cultural implications of investing in traditional communal spaces versus the modern urban flat.

The Little Jockey’s situation paints a poignant picture of a broader trend in the UK, where local pubs struggle to remain viable amid shifting economic tides and changing consumer behaviours. In a post on social media, the pub's management expressed their earnest wish to adapt and innovate rather than close their doors, stating, “Hospitality is getting harder every year with rising costs... we want to be able to keep our staff working and the pub thriving.” Despite their resolve, the sale of this beloved local watering hole encapsulates the difficult choices many owners face today.

In reflection, while potential buyers eye up this unique opportunity to invest in a property that offers both commercial potential and residential comfort, it also serves as a reminder of the precarious balance within the hospitality landscape. The Little Jockey and others like it stand as symbols of a bygone era in many respects—a time when the local pub was an indelible part of community life, now at risk of being overshadowed by the relentless march of urban development and economic pressures.

## Reference Map:

* Paragraph 1 – [[1]](https://www.dailymail.co.uk/news/article-14754917/welsh-pub-sale-London-bedsit.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[4]](https://www.inkl.com/news/huge-wetherspoons-pub-on-the-market-for-less-money-than-a-tiny-london-flat)
* Paragraph 2 – [[1]](https://www.dailymail.co.uk/news/article-14754917/welsh-pub-sale-London-bedsit.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.dailypost.co.uk/news/north-wales-news/jd-wetherspoon-puts-11-more-27762451), [[5]](https://www.morningadvertiser.co.uk/Article/2022/03/22/Which-pubs-have-been-put-on-the-market-this-week)
* Paragraph 3 – [[3]](https://www.dailysunexpress.com/pub-landlord-is-ordered-to-take-down-50000-chalet/), [[6]](https://www.theguardian.com/money/gallery/2023/mar/17/homes-for-sale-in-former-pubs-in-pictures)
* Paragraph 4 – [[2]](https://www.dailypost.co.uk/news/north-wales-news/jd-wetherspoon-puts-11-more-27762451), [[7]](https://www.walesonline.co.uk/business/commercial-property/pubs-for-sale-wales-17775836)
* Paragraph 5 – [[1]](https://www.dailymail.co.uk/news/article-14754917/welsh-pub-sale-London-bedsit.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[4]](https://www.inkl.com/news/huge-wetherspoons-pub-on-the-market-for-less-money-than-a-tiny-london-flat)
* Paragraph 6 – [[1]](https://www.dailymail.co.uk/news/article-14754917/welsh-pub-sale-London-bedsit.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.dailypost.co.uk/news/north-wales-news/jd-wetherspoon-puts-11-more-27762451)

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## Bibliography

1. <https://www.dailymail.co.uk/news/article-14754917/welsh-pub-sale-London-bedsit.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data
2. <https://www.dailypost.co.uk/news/north-wales-news/jd-wetherspoon-puts-11-more-27762451> - JD Wetherspoon has listed 11 additional pubs for sale, including The Market Cross in Holywell, North Wales. This move follows the closure of over 30 pubs in recent years due to challenging economic conditions. The properties are being sold by CBRE and Savills on behalf of Wetherspoons. The sale includes various pubs across the UK, with some priced similarly to small London flats, highlighting the stark contrast in property values between London and other parts of the country.
3. <https://www.dailysunexpress.com/pub-landlord-is-ordered-to-take-down-50000-chalet/> - A pub landlord has been ordered to remove a £50,000 chalet from the premises. The chalet was intended to provide additional accommodation or facilities for the pub but has faced regulatory challenges. The order underscores the complexities and regulations involved in modifying or expanding pub properties, particularly when introducing new structures or amenities. Such developments often require careful consideration of local planning laws and permissions to ensure compliance and avoid potential legal issues.
4. <https://www.inkl.com/news/huge-wetherspoons-pub-on-the-market-for-less-money-than-a-tiny-london-flat> - Several Wetherspoons pubs are on the market for prices comparable to or less than some London flats, despite being significantly larger. For instance, a Wetherspoons pub in Wrexham is priced at £450,000, while a studio flat in central London is also listed at £450,000. This stark contrast highlights the disparity in property values between London and other parts of the UK, with the Wetherspoons pub offering substantially more space and facilities for the same price.
5. <https://www.morningadvertiser.co.uk/Article/2022/03/22/Which-pubs-have-been-put-on-the-market-this-week> - A variety of pubs have been listed for sale, including the Brave Sire Robin pub in Finsbury Park, London, with an asking price of £75,000. The pub features an open-plan trading area and outdoor space, offering potential for growth in the food trade. Additionally, the Foveran Restaurant with Rooms in Kirkwall, Orkney, has been put up for sale for the first time in 20 years, offering a refurbished dining area and eight letting rooms, along with private accommodation and seven acres of land.
6. <https://www.theguardian.com/money/gallery/2023/mar/17/homes-for-sale-in-former-pubs-in-pictures> - A selection of former pubs converted into homes are showcased, including a four-bedroom Thameside apartment in Richmond, London, priced at £2 million. Originally built in 1870 as the Three Pigeons Inn, the property has been transformed into a residence with views over the water and moorings. Another example is a two-bedroom apartment in Camden, London, located in a Victorian pub, listed at £900,000, featuring a modern interior and proximity to Mornington Crescent underground station.
7. <https://www.walesonline.co.uk/business/commercial-property/pubs-for-sale-wales-17775836> - Several pubs in Wales are currently on the market, including the Ancient Briton in Penycae, an award-winning country pub with rooms set in the Brecon Beacons, listed at £595,000. The Cambrian Inn in Solva, a coastal pub with a bar, dining area, and five en-suite bedrooms, is listed at £1,250,000. Additionally, The Millbank in Rhyl, recently renovated and trading as an Indian restaurant, pub, and sports bar, is also available for sale.