



The Last Inn

Church Street, Barmouth, Gwynedd LL42 1EL

Tenure: Leasehold

Price: OIRO £100,000

Ref: 95863

**Sidney
Phillips**
Leisure & Hospitality Specialists



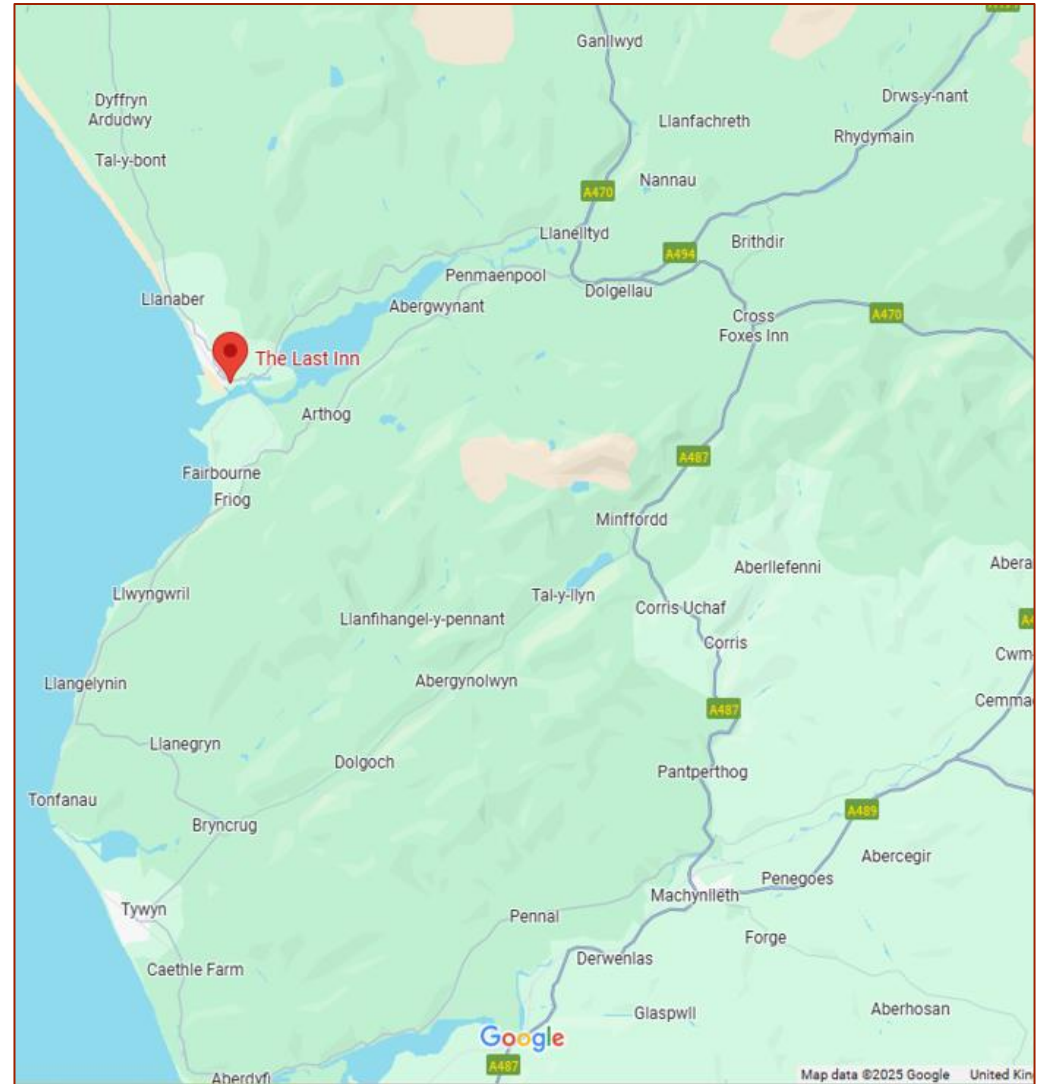
Key Features

- Seaside town of Barmouth
- 15th century inn
- Two section trade area (70)
- Generous sized trade kitchen
- Substantial owners' accommodation
- New 10 year lease

Location

The Last Inn occupies one of the finest positions on Church Street in the Victorian seaside town of Barmouth. The town lies on the Afon Mawddach estuary of Cardigan Bay in Gwynedd and is southern Snowdonia's most popular seaside resort. It has breathtaking estuary and mountain views, a picturesque harbour, beautiful sandy beaches and a traditional promenade. Barmouth is hugely popular with walkers and watersports enthusiasts and has a rich history and culture. Holidaymakers explore its slate mines, travel on its heritage steam trains and visit its castle and prehistoric monuments. Barmouth lies on the A496 which links to Port Madoc and the Llŷn Peninsula to the north and to Dolgellau and Snowdonia National Park to the east. The town has an excellent public transport system with train and bus networks in addition to ferries connecting to Penrhyn Point.

The Last Inn is a substantial, four-storey property of local stone construction under a pitched slate roof. It dates back to the 15th century and was originally a shoemaker's home. It retains many of its original features including inglenooks, ships' beams and a natural spring waterfall inside the pub. It briefly comprises:



Trade Areas

Ground Floor:

Trade area with central, interconnecting BAR SERVERY, a mixture of wood, stone and quarry tile flooring, seating for 40 (with booth area), exposed ceiling beams and a feature fireplace. LADIES' TOILETS offset.

The BACK BAR has quarry tile flooring, interconnecting bar servery, seating for 30, an inglenook fireplace and a natural spring waterfall. GENTLEMEN'S TOILETS offset.

FIRST FLOOR:

Well equipped TRADE KITCHEN with Altro nonslip flooring and a full range of catering equipment and appliances. Separate PREP ROOM, STOREROOM and FREEZER ROOM.

Offset the trade kitchen is a LOUNGE, compact kitchen and spiral staircase leading to loft space (currently unused).

Owners Accommodation

The owners' accommodation is set over the second and third floors and comprises:

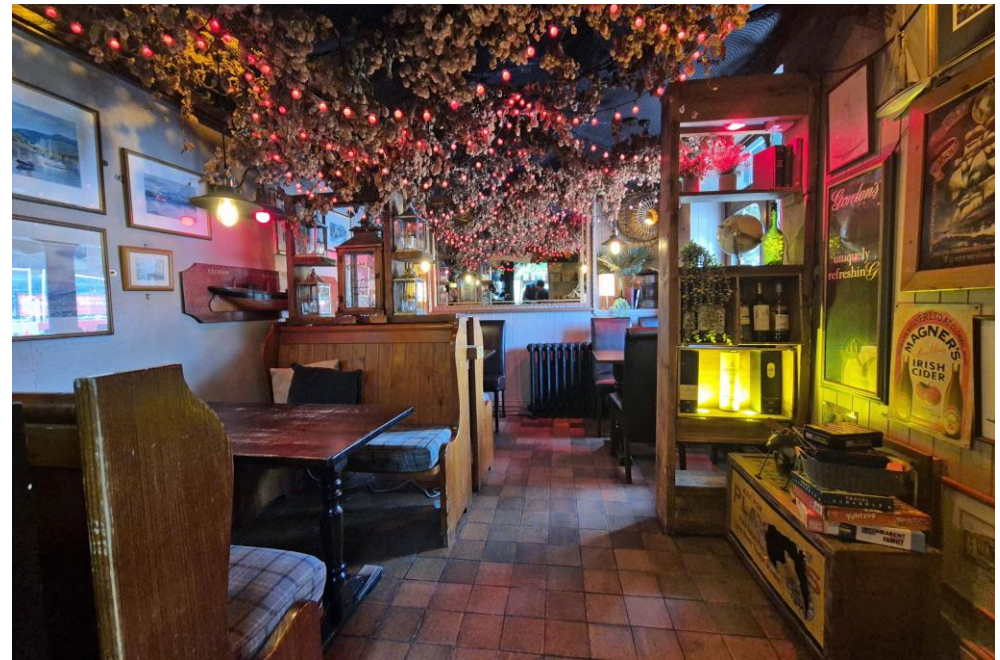
SECOND FLOOR: KITCHEN/DINER, CLOAKROOM/BOILER ROOM, LOUNGE/PLAYROOM. Staircase leading to third floor.

THIRD FLOOR:

SINGLE BEDROOM, DOUBLE BEDROOM, BATHROOM and LAUNDRY.

External

There is access to the alleyway to the right-hand side of the property from the BEER CELLAR. To the front of the building is wooden booth seating to accommodate 10.







Directly facing the public house is a public BEER GARDEN which can accommodate 100+ patrons. (Please note the beer garden provides seating for drinkers and a takeaway food service area is under development. The beer garden does not fall within the lease agreement but has historically been used by customers of The Last Inn).

The Business

Dating from the 15th century, The Last Inn is one of Wales's most famous and atmospheric pubs. It boasts an excellent reputation and is hugely popular with holiday makers and locals alike. Net sales are in excess of £1,000,000 per annum with food sales contribution to 70% of turnover. Full trade information can be provided to serious parties following any viewing.

The Last Inn boasts a well-stocked, characterful bar and an excellent food menu. The business has its own website - www.last-inn.co.uk – as well as a social media presence. This is a rare and exciting opportunity: the public house being available for lease for the first time in over 35 years.

It is our opinion that the business would suit an experienced operator or chef team. There is potential to develop the business further by reconfiguring the unused owners' accommodation on the second and third floors to offer letting rooms on the short-term holiday market, subject to the relevant planning permissions. Furthermore, the public beer garden directly facing the property is under renovation and a new flood defence system is being installed. The beer garden is due to reopen in Spring 2026 and is expected to increase levels of trade.

Tenure & Price

LEASEHOLD Offers in the Region of £100,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Last Inn is held on a full repairing and insuring lease from Marston's PLC for a term of ten years, commencing 5th November 2024. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £51,000 per annum plus VAT, subject to five yearly rent reviews, the next due on 1st December 2029 and 5 yearly thereafter, in addition to Index Linked Reviews, the first of which will take place on 1st December 2025. An incoming party will be required to provide a rental deposit to the Landlord of £12,000 in advance. The lease is fully tied on wet products.

TUPE will apply.



No direct approach to be made to the business;
please direct all communications through Sidney Phillips.
Viewing strictly by appointment only

Licences

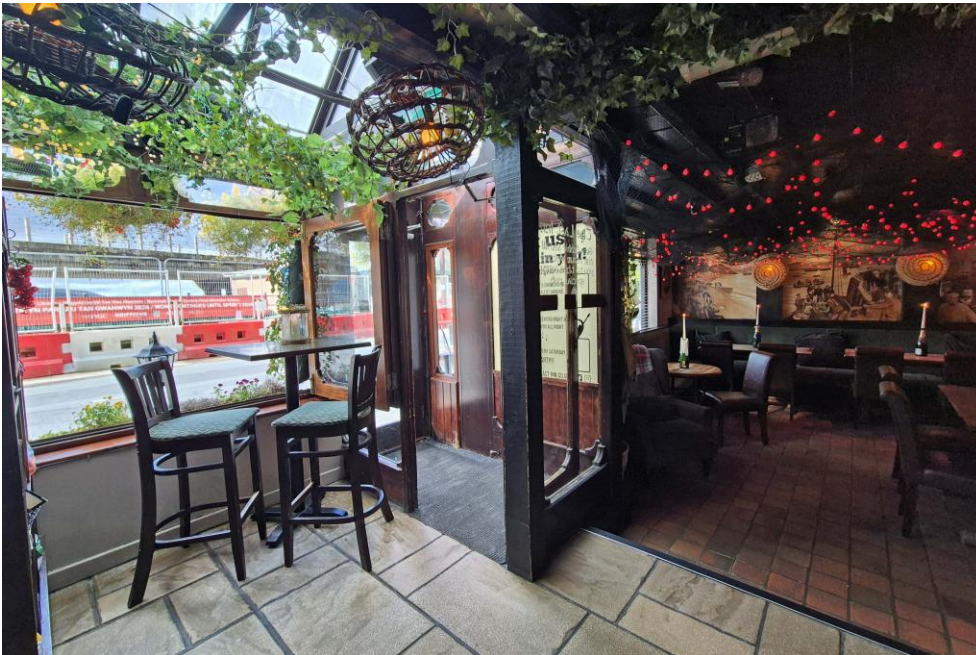
A full Premises Licence is held permitting the retail of alcohol:
7 days a week: 11:00 - 01:00

Current opening hours:

7 days a week: 12:00 - 00:00

Services

All mains services are connected.
Rateable Value: £64,000
Local Authority: Gwynedd Council.





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.