



The Crown Hotel

Bridge Street, Corwen, Denbighshire, LL21 0AH

Tenure: Freehold

Price: £565,000

Ref: 96575

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Grade II listed 17th century inn
- 14 en suite letting rooms
- Main bar and breakfast room (34)
- Restaurant (12)
- Prime location on the A5
- Net sales in the region of £120,000 per annum

Location

The Crown Hotel is situated in a prime location in the Denbighshire town of Corwen. This historic market town is nestled at the foot of the Berwyn Mountains in the scenic Dee Valley and is famously known as the stronghold of Owain Glyndŵr, the last native Welshman to hold the title of Prince of Wales. The town serves as a fantastic rural retreat and is surrounded by many walking paths and cycling routes. Visitors enjoy Caer Drewyn Hill Fort, a 2,000 year old Iron Age hill fort which offers panoramic views of the town and mountains, as well as steam train rides on Corwen Heritage Railway. Corwen is also the perfect base from which to explore the towns of Llangollen and Bala and the majesty of Snowdonia National Park.

The A5 links to the A483 which connects Chester to Shropshire and also links to the A494 which leads to Ruthin to the north and Snowdonia National Park to the south. Corwen train station serves the town and acts as the western terminus of the restored Llangollen Railway.

The Property

The Crown Hotel is a 17th century, character coaching inn which is Grade II listed and situated in the heart of Corwen's designated Conservation Area. The property is set over three storeys to the main and is of traditional construction under a pitched slate roof. Its former coach house is now an annexe that houses three self-contained apartments.



Trade Areas

GROUND FLOOR

Entrance VESTIBULE leading to the MAIN BAR AREA which has tile flooring to the bar and wood flooring to the other areas. Wood constructed BAR SERVERY with iron footrail and brass handrail. The room has much character and charm with oak panelled walls, a feature beamed ceiling and horse brasses. Seating for 20. The BREAKFAST ROOM offers 14 covers. LADIES' and GENTLEMEN'S TOILETS. The RESTAURANT has carpet flooring and seating for 12. There is a TRADE KITCHEN with Altro nonslip flooring and a full range of catering appliances. A PREP ROOM leads to the COURTYARD.

Owners' Accommodation

Located on the ground floor, featuring a DOUBLE BEDROOM with EN SUITE BATHROOM.

Letting Accommodation

FIRST FLOOR

LETTING ROOM 1: DOUBLE ROOM with KITCHENETTE

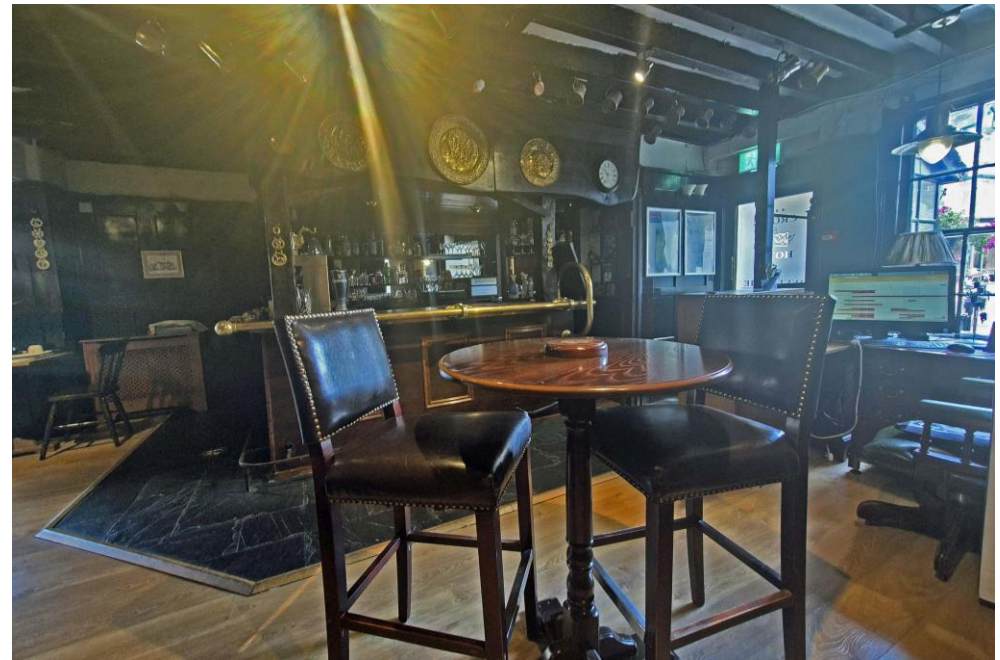
LETTING ROOM 2: two DOUBLE BEDROOMS with KITCHENETTE

LETTING ROOM 3: TWIN BEDROOM and DOUBLE BEDROOM with small KITCHENETTE

LETTING ROOM 4: DOUBLE ROOM with KITCHENETTE/DINING AREA

LETTING ROOM 5: DOUBLE ROOM

LETTING ROOM 6: DOUBLE ROOM





Letting Accommodation continued

SECOND FLOOR

LETTING ROOM 7: TWIN ROOM

LETTING ROOM 8: DOUBLE ROOM

LETTING ROOM 9: DOUBLE ROOM

LETTING ROOM 10: DOUBLE ROOM

LETTING ROOM 11: DOUBLE ROOM

All letting rooms are well appointed and benefit from EN SUITE facilities, TVs and tea and coffee making facilities.

The Former Coach House

This annexe has been converted into self-contained apartments and provides:

LETTING ROOM 12: stairs leading to the first floor with LOUNGE, KITCHEN and DOUBLE BEDROOM.

LETTING ROOM 14: open-plan KITCHEN/LOUNGE, DOUBLE BEDROOM and BATHROOM.

LETTING ROOM 15: a duplex with large KITCHEN/LOUNGE and BATHROOM to the ground floor and DOUBLE ROOM and SINGLE ROOM to first floor.

Note: apartments 12 and 14 in the former Coach House benefit from an enclosed COURTYARD with garden furniture.



External

CAR PARK to the rear of the building to accommodate seven vehicles. Two parking spaces to the front of the property. Raised GARDEN to the rear of the car park.





The Business

The Crown Hotel operates as a B&B for seven months of the year, giving a new owner scope to increase trade by operating all year round. Trade could also be increased via a food and drinks service, taking advantage of the property's prime position on the A5 in this popular tourist hotspot.

We are advised net sales are in the region of £120,000 per annum and full trading information can be made available upon request and with the consent of our client.

It is our opinion that this business would suit a motivated local operator or a family team.





Tenure & Price

FREEHOLD £565,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

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

Licences

A Premises Licence is held.

Services

All mains services are connected.

Rateable value: £4,200 as at 1st April 2026. Our clients advise they receive Business Rates Relief and therefore no rates are payable.

Local Authority: Denbighshire County Council.





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