



Sun Inn

Eryrys, Mold, Denbighshire, CH7 4BX

Freehold £285,000 Leasehold £35,000

- Local village pub in the beautiful Welsh village of Eryrys Ref: 91560
- Stone built 18th Century Inn
- Open plan trade area (40)
- Trade kitchen
- 2 bed owner accommodation
- Trade garden / car park (8)

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SP Sidney
Phillips



LOCATION

The Sun Inn is located in the beautiful Welsh village of Eryrys, Denbighshire and offers stunning views of the Clwydian Range and lays claims to be one of the highest points in Wales. The village was formerly a leading mining community with several mines still visible nearby with the surrounding area being mostly farmland. Eryrys sits in an Area of Outstanding Natural Beauty and offers many walking routes in the immediate and surrounding areas. The closest sizable towns are Mold (5 miles), Ruthin (8 miles) and Wrexham (10 miles).

The village sits just off the B5430 which links to the A494 offering routes to Mold, Ruthin and Snowdonia National Park. The A55 sits 11 miles north and offers links to North Wales coastal towns including Rhyl, Colwyn Bay and the Isle of Anglesey.

The property holds a prominent roadside position and is of attractive stone built appearance with slate pitched roof and rendered elevations, and comprises the following accommodation:-



TRADE AREAS

From the main entrance is an OPEN PLAN TRADE AREA which has been fully refurbished and reconfigured in the past 18 months. To the left of the room is the main DINING AREA with carpeted floors, exposed wood beam ceilings throughout and seating for 20 covers. Tile floors are central upon entering leading to the main wood panelled bar servery. To the right of the trade area is additional seating for 20, a SNUG AREA and a large open slate fire with log burner which helps to create a cosy setting. To the rear of the bar is a utility area leading to TRADE KITCHEN, which offers plenty of prep areas, washing facilities and a good selection of catering equipment and appliances. SMALL OUTBUILDING offers additional storage and a refrigeration units.

On level CELLAR. Newly built extension offers Ladies, Gentleman's and Disabled toilet with baby changing facilities.

OWNERS ACCOMMODATION

From a private entrance is a 2 bedroom owners accommodation. Kitchen, office, spacious lounge, 2 double bedrooms, and a newly fitted bathroom.

EXTERNAL

Small private yard to rear of building. On pavement seating to front of property for 8. Marquee with bench seating for 60, or alternatively used as a car park which would accommodate 8 vehicles.

THE BUSINESS

The proprietor has run the business since 2006 and is selling due to retirement. The Sun Inn sees good trade from locals, in addition to tourists who are visiting the nearby caravan site. Our clients advise a 40/60 split on food and wet sales. The business would suit an enthusiastic couple or aspiring chef with fresh ideas to take this already popular destination pub to the next level.

LICENCE

A full Premises Licence is held for the sale of alcohol

Current opening hours:

Monday—closed

Tuesday—Thursday 1600 to 2300

Friday & Saturday 1530 to 2300

Sunday 12 noon to 2330

SERVICES

All mains services are connected.

Local Authority: Denbighshire County Council, PO
Box 62, Ruthin, LL15 9AZ
Tel: 01824 706000

Rateable Value: £4,250



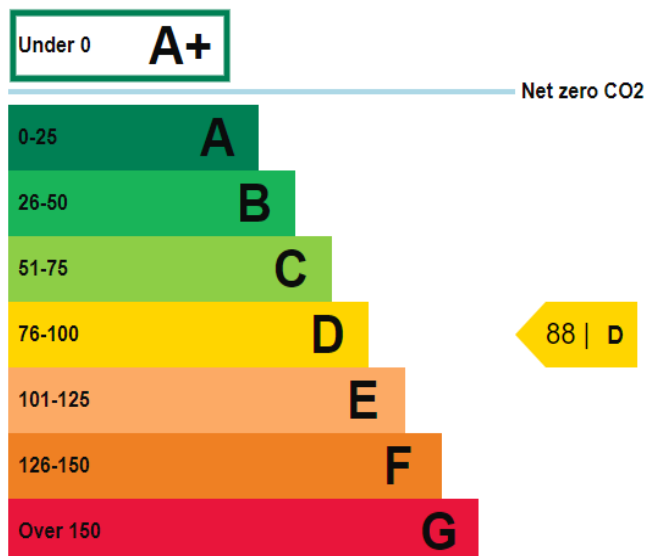
TENURE & PRICE

FREEHOLD £285,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

LEASEHOLD £35,000

PREMIUM	£35,000 to include the fixtures, fittings, effects and goodwill.
TERM	Five Years.
RENT	£22,000 per annum
RENTAL PAYMENT TERMS	The rent to be paid monthly in advance and reviewed every third year of the term.
DEPOSIT	A deposit of £5,000 is to be paid to the freeholder.
TIE	The rental agreement is free of any trade tie.
REPAIRS	This is a full repairing and insuring lease.
LANDLORD & TENANT ACT	This agreement is under the protection of Part II of the 1954 Landlord & Tenant Act.
ASSIGNMENT	The agreement is not assignable.
INSURANCE	The Landlord will insure the building , the cost of which will be charged back to the Tenant via insurance rent

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



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EPC Reference: 9349-3086-0327-0200-1225

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