



Cob & Pen

143 High Street, Rhyl, Denbighshire, LL18 1UF

Freehold £460,000

- Popular town centre destination Inn
- Prominent three storey building
- Four interconnecting trade areas
- Two self-contained owners' apartments
- Two well-presented trade gardens
- Net T/O circa £370,000 per annum

Ref: 91551

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SP Sidney
Phillips



LOCATION

The Cob & Pen is located on High Street in Rhyl town center. The property is surrounded by other retail outlets and hospitality venues and is just a 5-minute walk to Rhyl Beach, Marine Lake and Kinnel Bay. The town is popular with tourists during the summer months with its sea centre, seaside attractions, holiday parks and walking routes.

The property sits just off the A525 which links the town to the North Wales expressway (A55) which gives access to Chester and the North West of England northbound and Snowdonia National Park to the South. Rhyl railway station and bus station are both just 2 minutes from the Cob & Pen and is on the North Wales Coast Line and provides links to Holyhead, London, Cardiff and Crewe.

This substantial property is a three-storey building of brick construction with black and cream painted elevations with one flat roof and main pitched tile roof.

TRADE AREAS

From the entrance is the MAIN BAR with carpeted floors, wood panelled bar servery and loose and fixed seating for 35. STORAGE SPACE behind the bar. GAMES/ENTERTAINMENT ROOM benefits from carpeted and laminated flooring, STAGE with projector facilities, TV, and a second bar area. Off the main bar are two SNUG AREAS, the 'WAITING ROOM' providing seating for 35 and the "Old Rhyl Snug" consists of a piano, TV and seating for 10. TRADE KITCHEN with quarry tiled floors, and is well equipped, washing areas and ample storage. On level CELLAR with KEG STORE behind bar with access to the yard.

OWNERS ACCOMMODATION

FIRST FLOOR

Appointed to high standard and features spacious LOUNGE, DINING ROOM, BATHROOM, fitted KITCHEN with access to well-presented PRIVATE ROOF TERRACE, OFFICE and one large DOUBLE BEDROOM plus WORKSHOP.

SECOND FLOOR

SELF CONTAINED FLAT which consists of LOUNGE, KITCHENETTE, BATHROOM, three DOUBLE BEDROOMS and LOFT SPACE.

EXTERNAL

Well-presented TRADE PATIO with upper decking area, TV screens, heated enclosed seating area (60) and new painted/décor of murals which has all been undertaken during the lockdown. Second TRADE YARD, formally the car park, offers a sheltered seating area which can be used as a STAGE/BAND AREA with 160 covers and the option of parking for 5 vehicles.

THE BUSINESS

Our client has owned the property since 2012 and after much renovation has made the venue the number one destination in Rhyl with its live music events, pool and darts teams, live sporting events plus its friendly and welcoming atmosphere. The Cob & Pen is a wet led destination inn which is popular with tourists during the summer seasons and sees high returning trade from its local and loyal customer base.

We are advised that the net turnover for the past 4 years has consistently been in excess of £350,000 per annum with scope of increasing further by taking advantage of the trade kitchen and introducing a food menu plus letting of the two owners apartments. Accounts can be made available to serious parties after viewing has taken place.

LICENCE

A full premises licence is held.

Current opening hours:

Monday – Wednesday 10:00-01:30

Thursday – Sunday 10:00 – 02:30

The business also holds a 07:00 licence for sports coverage.

SERVICES

All services are connected.

Local Authority: Denbighshire County Council, PO BOX 62, Ruthin, LL13 9AZ

Telephone: 01824 706000

Rateable Value: £16,500.

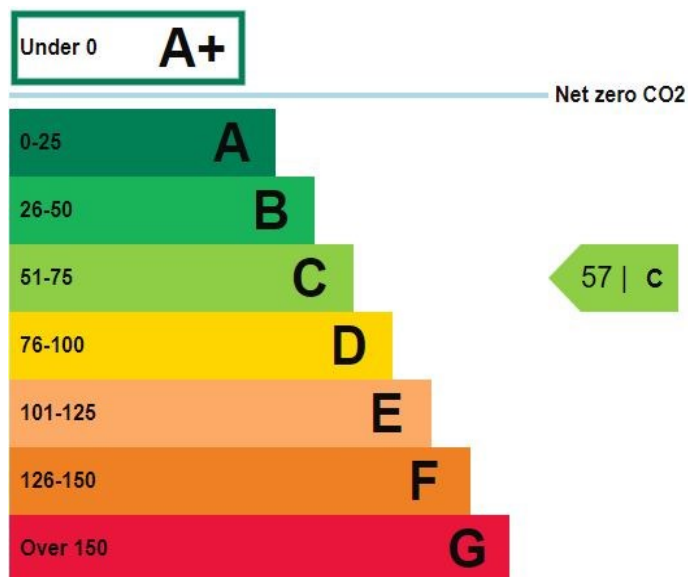


TENURE & PRICE

FREEHOLD £460,000 to include fixtures, fittings and goodwill. 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.



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