



## Red Lion

Llanasa, Holywell, Flintshire, CH8 9NE

Freehold £325,000

- Affluent Flintshire village
- Grade II listed public house
- Three-section trade area (120)
- Four bedroom owners accommodation
- Five en suite letting rooms
- Currently closed

Ref: 94510

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**SP** Sidney  
Phillips



## LOCATION

Llanasa is a charming and attractive village in one of the ancient parishes of Flintshire, situated within an Area of Outstanding Natural Beauty (AONB) and a designated conservation area. The village lies approximately one mile from the coast between the towns of Prestatyn and Holywell and is popular with walkers and cyclists due to its close proximity to Offa's Dyke, the Clwydian Way and the North Wales Coast cycle path. It is also within easy reach of the North Wales seaside towns of Rhyl, Prestatyn and Talacre. The village is situated just off the A5151 which is served by junction 31 of the A55 North Wales Expressway with the nearby A548 providing links to the North Wales coast.

The Red Lion was built during the third quarter of the 19th century as a house but was listed as a public house in 1871. The Grade II listed building is a two-storey public house with white rubble stones under a pitched slate roof, with an adjacent former barn building comprising five en suite letting rooms.

## TRADE AREAS

### GROUND FLOOR

Carpeted entrance vestibule with the MAIN BAR off to the right, split into three sections offering seating for 30. L-shaped wood panelled BAR SERVERY with tile and laminate flooring, feature fireplace and interconnecting inglenook fireplace with log burner. LADIES' AND GENTLEMEN'S TOILETS offset. Characterful LOUNGE BAR with bar, loose and perimeter seating for 30, stone/carpeted floors, exposed stone walls and wooden ceiling joists. RESTAURANT providing 60 covers, stone fireplace and LADIES' AND GENTLEMEN'S TOILETS offset. Well equipped TRADE KITCHEN with a good selection of catering equipment, appliances, hood canopy, prep and wash areas. Separate STOREROOM and PANTRY offset. ON LEVEL BEER CELLAR.

## OWNERS ACCOMMODATION

OWNERS ACCOMMODATION to the first floor comprising LOUNGE, KITCHEN, BATHROOM AND FOUR DOUBLE BEDROOMS.

## EXTERNAL

Adjacent to the owners accommodation is a stone built BARN conversion comprising FIVE EN SUITE LETTING ROOMS, all with their own private access.

CAR PARK for approximately 10 vehicles. Picnic style benches for 60. Raised lawned GARDEN to the rear of the holiday lets. Private, split level flagstone courtyard to the rear of public house.

## THE BUSINESS

The Red Lion has been closed since 2019. Prior to this, it was let on a traditional pub company style lease and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.

The business is located in an affluent village close to many points of interest and coastal towns. It offers scope to create a high-quality dining inn offering fine ales and good food, as well as providing income from the five en suite letting rooms.

## INVENTORY

The sale of the property will include trade fixtures and fittings which are in absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

An inventory of fixtures and fittings will not be provided by the Seller. If required, the Buyer may obtain an inventory (approved by the Seller) at their own cost. The Seller will not be required to remove any such items that remain on the property on completion.

## TENURE & PRICE

***FREEHOLD £325,000 to include the Fixtures and Fittings.***

The Property is elected for VAT. VAT will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



## LICENCE

It is understood from our clients that the Red Lion had a Premises Licence for the sale of alcohol. Sidney Phillips has not had sight of this licence and prospective purchasers must verify this information for themselves.

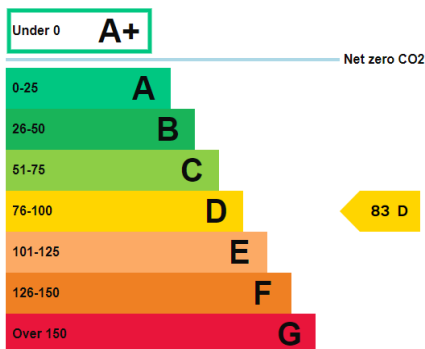
**Rateable Value as at 01 April 2023:**  
£14,550

## SERVICES

Mains electricity, water and drainage. LPG gas for kitchen.

## LOCAL AUTHORITY

Flintshire County Council  
County Hall  
Mold  
CH7 6NB  
Tel: 01352 702121



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EPC Reference: 0060-0833-5819-2220-0092

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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