



Castle Burgers

25 Castle Street, Llangollen, Denbighshire, LL20 8NY

Tenure: Leasehold

Price: £60,000

Ref: 96226

 **Sidney
Phillips**

Leisure & Hospitality Specialists



Key Features

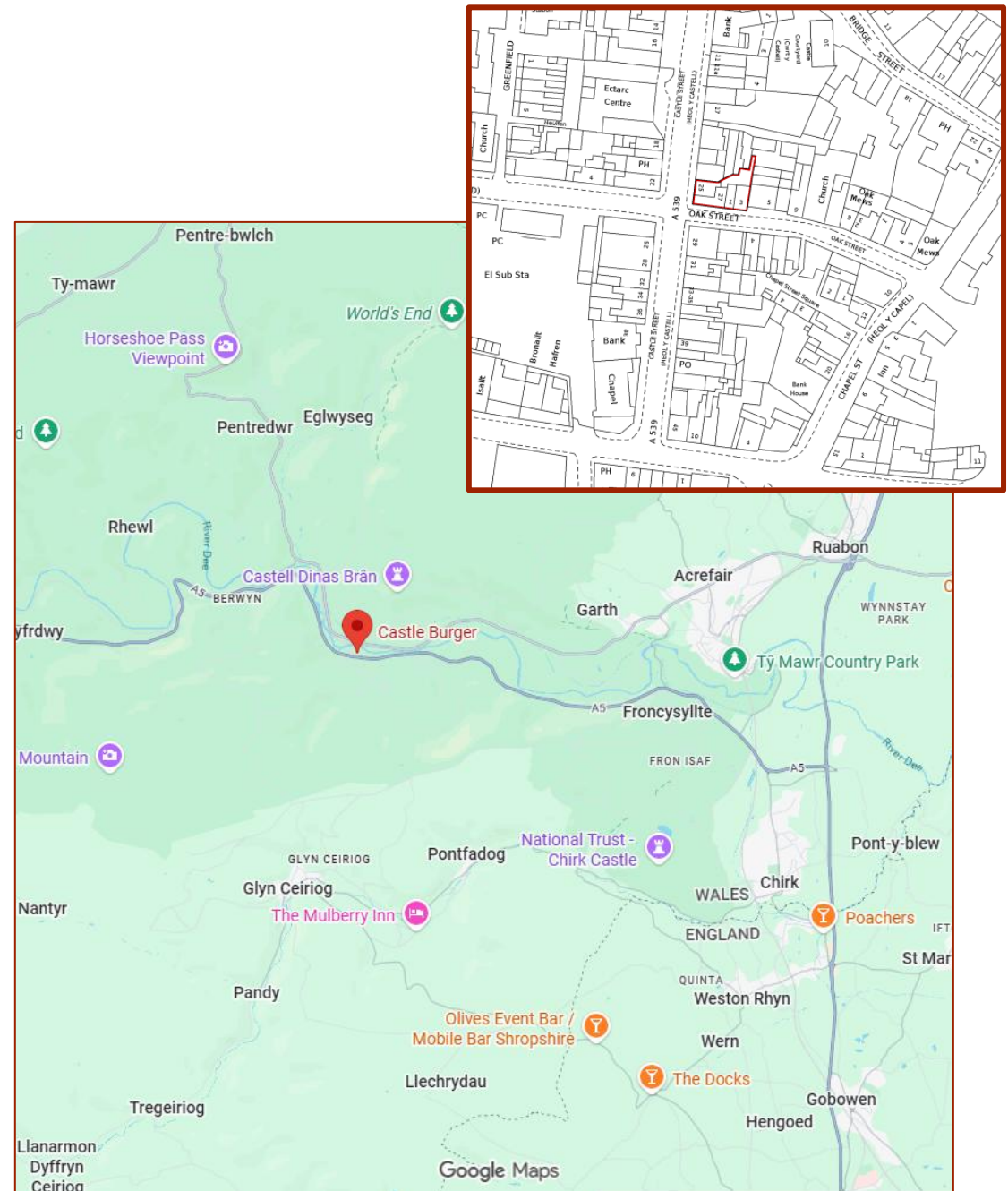
- Market town of Llangollen
- Prime High Street position
- Trade area (18) / Kitchen
- First and second floor storage areas
- New lease
- Net sales - £90,000 per annum

Location

Llangollen is situated on the River Dee in the North Wales county of Denbighshire. Its riverside location forms the edge of the Berwyn Range and the Dee Valley section of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty. The town is famous for its historic buildings, bridges, independent shops and hospitality outlets as well as its annual International Musical Eisteddfod. The town lies on the A5 London to Holyhead road and offers easy access to the North Wales coastal towns, Chester and the Midlands. Llangollen Railway Station is a tourist attraction which operates between the town and Corwen.

The Property

The property holds a mid-terrace position on Castle Street in the heart of Llangollen town centre. It is set over three storeys and briefly comprises:



Ground Floor

Open-plan SEATING AREA with loose seating and window seating for 18. SERVERY/COUNTER. This trade space is stylishly decorated and furnished throughout and features floor-to-ceiling windows, and wood and tile flooring. It leads to a KITCHEN AREA with multiple PREP AREAS with tile floors and a good selection of kitchen equipment and appliances. Separate WASH AREA.

First Floor

Large STORAGE ROOM. UNISEX WC.

Second Floor

Large DOUBLE STORAGE ROOM and SINGLE STORAGE ROOM.

Please note these rooms cannot be used as letting accommodation due to Fire Regulations.

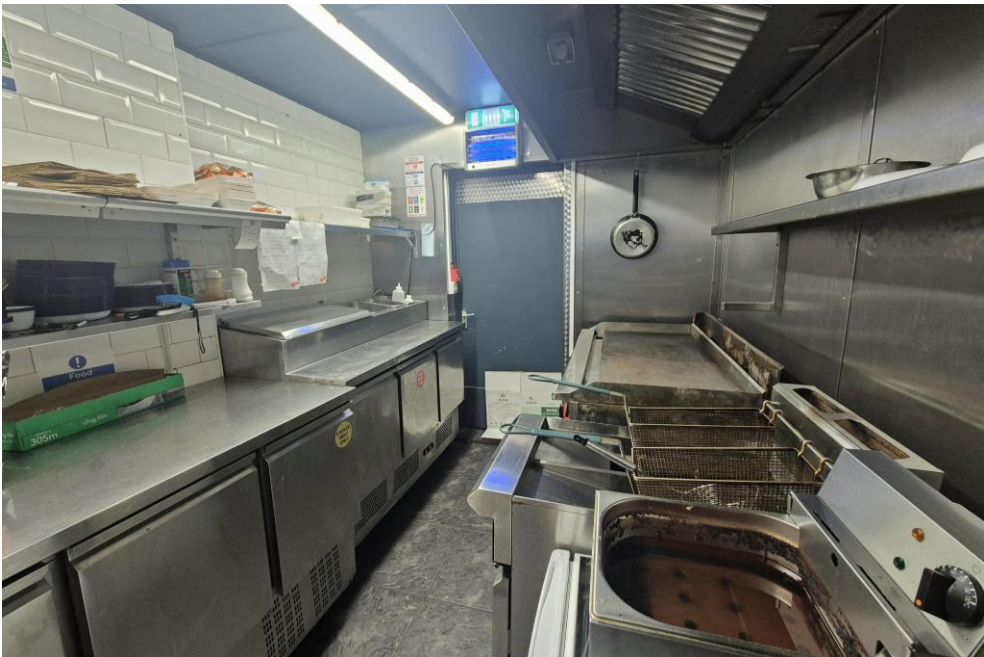
External

Potential on-street seating for four (subject to Local Authority consent).

The Business

Castle Burgers has been operated by our client since 2017 and is now available on a new lease. The business is well-established and sits in an area of high footfall. It is popular with tourists in the spring and summer months. The business does offer potential for increased trade through longer opening hours, by extending the trade space to the first and second floors (subject to the relevant planning permissions), through more extensive marketing and by offering a takeaway service. The business boasts excellent online reviews; it has its own website - castleburgers.co.uk – and a social media presence on Facebook and TikTok. Net sales are in the region of £90,000 per annum. Trade accounts will be available following a formal viewing and with the consent of our client.





Licences

A Premises Licence is held for the retail of alcohol.

Current opening hours

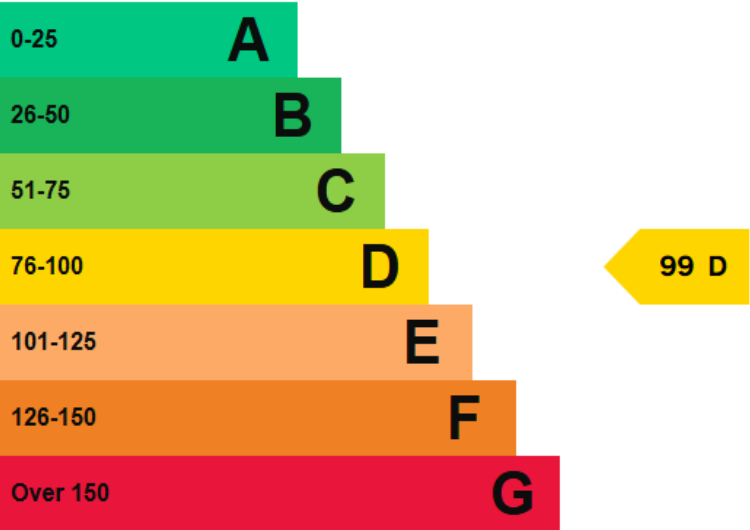
Wednesday to Saturday: 16:00 – 21:00

Services

Mains electricity, water and drainage are connected. LPG for kitchen.

Rateable Value: £3,900 from 1st April 2026. The business is subject to Small Business Rates Relief.

Local Authority: Denbighshire Council.



Tenure & Price

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

LEASEHOLD	£60,000 to include goodwill, fixtures and fittings. The inventory is included in the premium. Stock at valuation in addition.
TERM	Five or seven years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable, subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance.
RENT	£10,800 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Full repairing and insuring lease.
TIE	Free-of-tie.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will not be payable on the Premium and rental payments.



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.