



The Glanglasfor Club

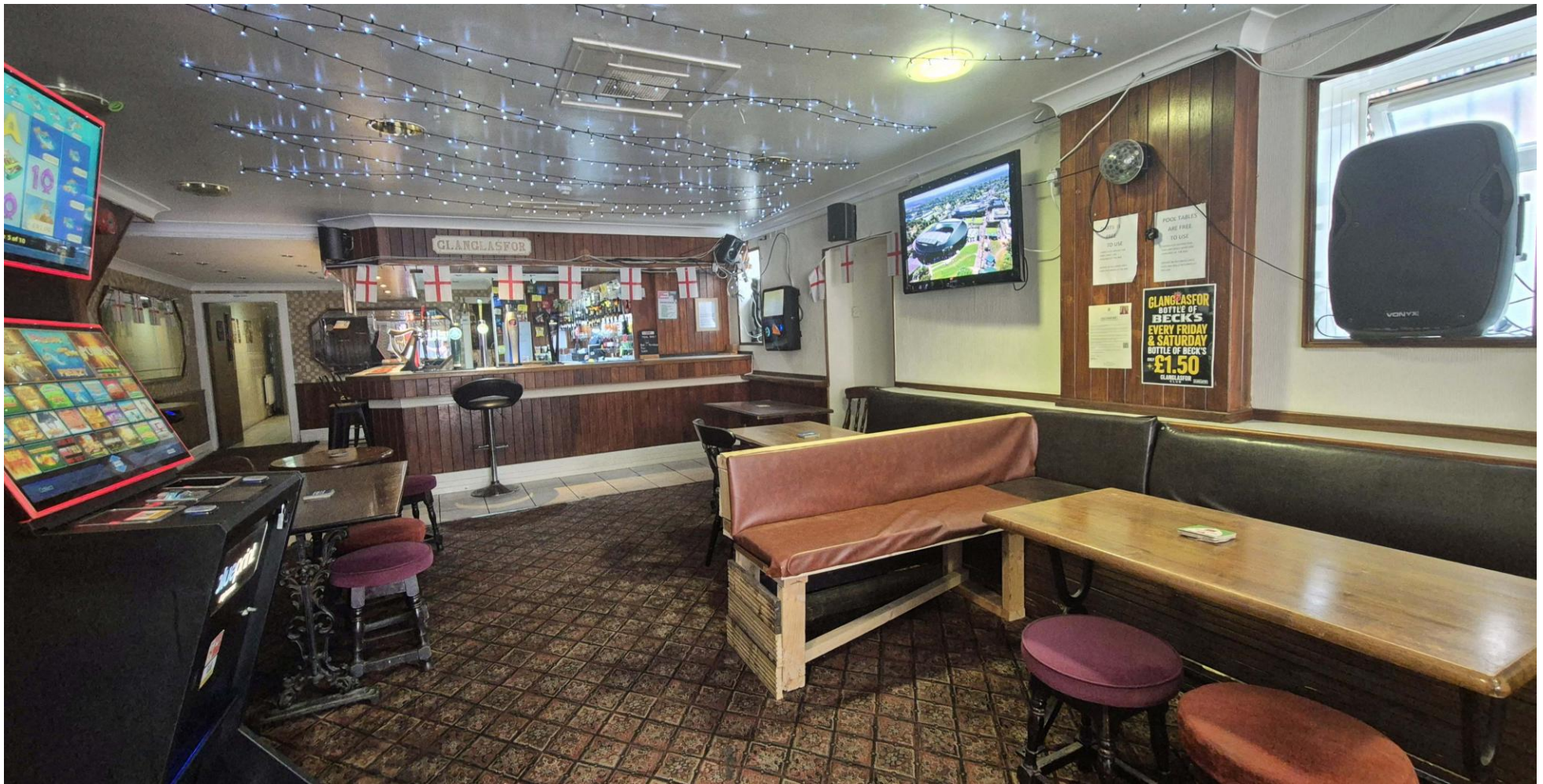
1 Glanglasfor, Rhyl, Denbighshire, LL18 1RP

Tenure: Freehold Investment

Price: £200,000

Ref: 93753

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Denbighshire seaside resort of Rhyl
- Wet-led public house
- Ground floor trade area (40)
- First floor games room (30)
- One bedroom flat
- Investment sale

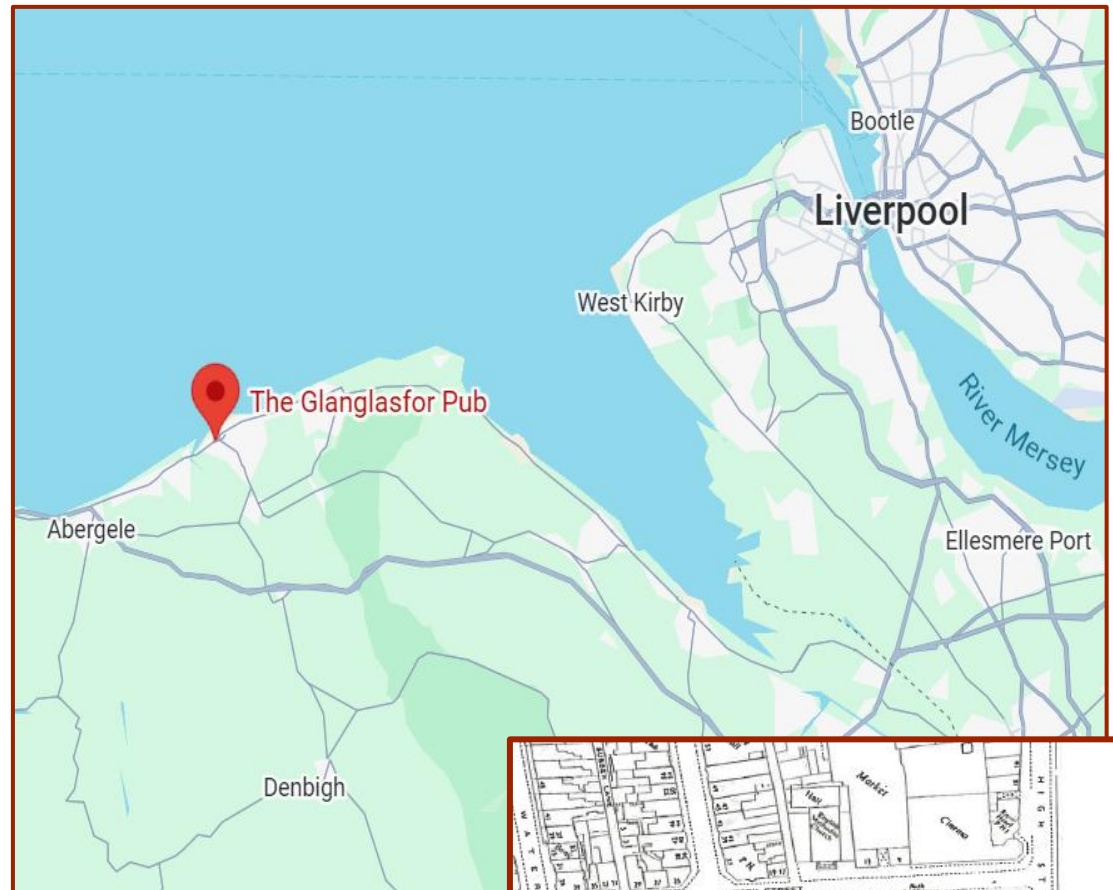
Location

The seaside resort of Rhyl sits on the North Wales coast, at the mouth of the River Clwyd in the county of Denbighshire. Rhyl features over six miles of golden, sandy beaches and was once a booming Victorian holiday destination. It is still a traditional coastal escape and is hugely popular with tourists from the northwest of England. It is within easy reach of other tourist hotspots including Kinmel Bay, Towyn and Prestatyn, and its notable attractions include Marine Lake and the historic Rhyl Miniature Railway, the oldest miniature railway in the UK. Rhyl is currently undergoing waterfront and promenade redevelopment to modernise its family-friendly appeal.

The A525 links the town to the A55 North Wales Expressway, whilst the A548 runs along the coast to Towyn and Abergele. Rhyl Station provides rail services to destinations nationwide.

The Property

The property occupies an end-terrace position and is set over three-stores of brick construction under a pitched slate roof.



Trade Areas

GROUND FLOOR

A carpeted VESTIBULE leads to the MAIN BAR AREA with an 'L' shaped, wood constructed BAR SERVERY with laminate top, a well-equipped back bar and access to a WASH AREA and the on level CELLAR. Loose and fixed bench seating for 50 and bifold doors leading to the outside seating area. LADIES', GENTLEMEN'S and DISABLED ACCESS TOILETS.

Behind the bar is access to an external, private, gated ALLEY which is used for storage.

FIRST FLOOR

GAMES ROOM with seating for 30, carpeted floor, two pool tables, TVs and a darts throw. Two WCs. Former KITCHEN AREA which is currently unused and utilised for storage.

Owners' Accommodation

Accessed via the first floor with stairs leading to the second floor. It has a LOUNGE, KITCHEN, BATHROOM and DOUBLE BEDROOM.

External

Seating to the front of the property for 20. 5 PARKING SPACES to the side of the building.

The Business

The Glanglasfor Club trades as a wet-led public house and is hugely popular on the Rhyl town centre drinking circuit with both locals and tourists alike. The property is being sold as an investment: the current pub tenants have been in situ since 29 July 2024 on a 5 year lease agreement with a rent of £700 per calendar month and are protected by Section 2 of the 1954 Landlord & Tenant Act. The residential flat is currently on a rolling AST agreement and achieves £550 per calendar month. Overall, the property provides a net yield of 7.5%.



Tenure & Price

FREEHOLD INVESTMENT £200,000.

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 permitting the retail of alcohol.

Current Opening Hours

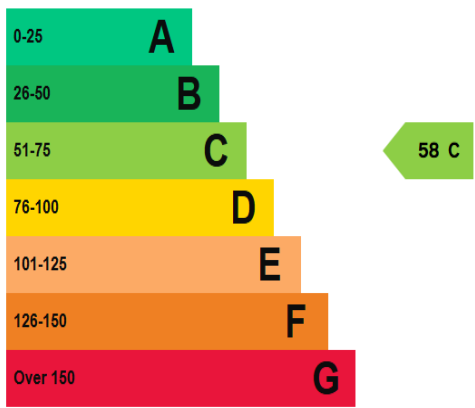
Seven days a week: 12:00 - 00:00

Services

Mains electricity, water and drainage are connected.

Rateable Value: £13,200 as at 1 April 2026.

Local Authority: Denbighshire County Council.





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.