



Chaplins Ice Cream & Coffee Bar

High Street, Rhosneigr, Anglesey LL64 5YJ

Tenure: Freehold

Price: £275,000

Ref: 96401

SP **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Isle of Anglesey seaside village
- Established since 1984 ice cream/coffee shop
- High Street location in a busy tourist area
- Shop floor/trade area (14)
- 2 bedroom owners' accommodation
- Net sales year ended April 2025: £263,849



Location

Rhosneigr is a popular seaside village on the southwest coast of Anglesey, North Wales. It is renowned for its sandy beaches, watersports culture and stunning coastal scenery.

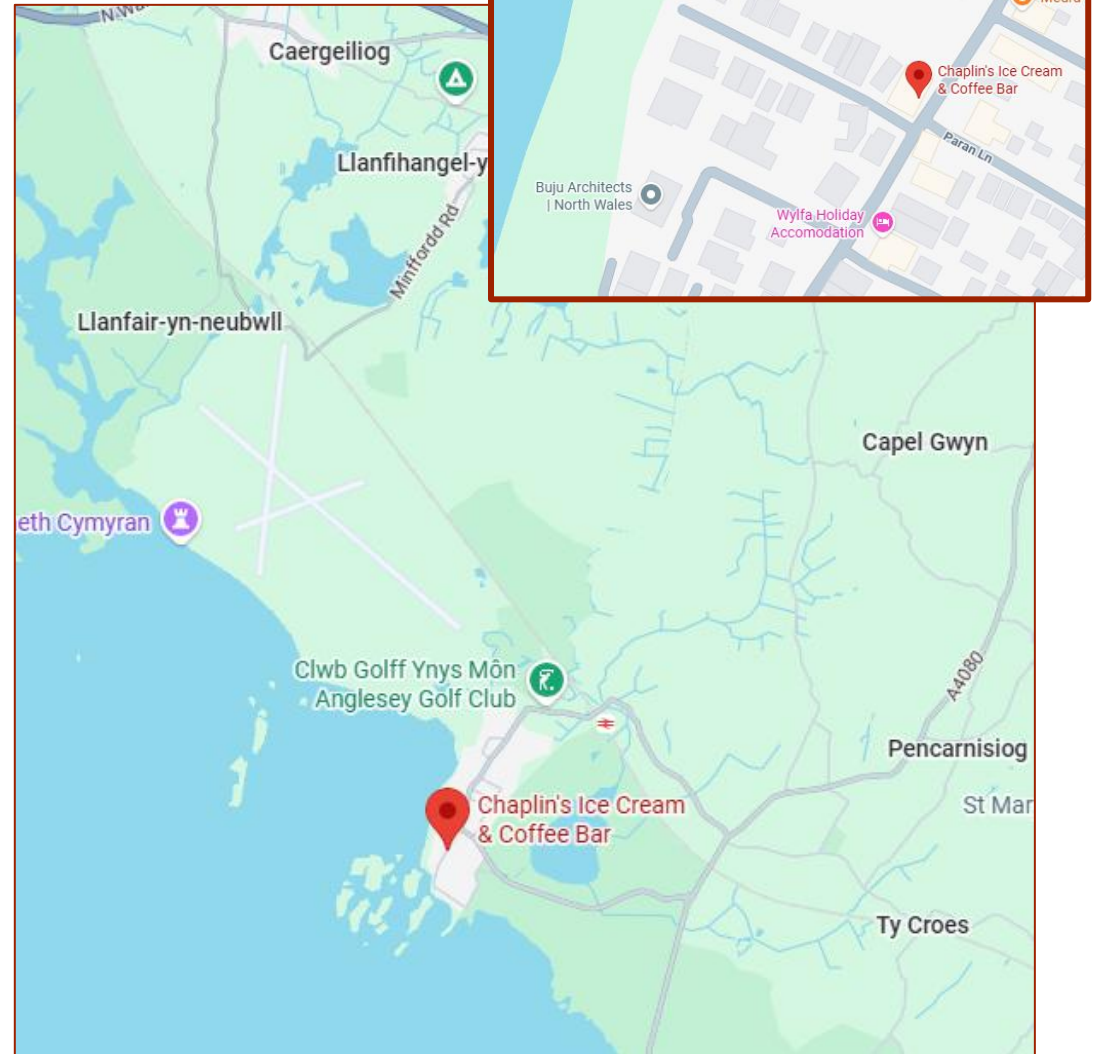
The area is known for its laid-back vibe and features amenities such as cafés, shops and pubs as well as Anglesey Golf Club and Rhosneigr Sports Club which offers Padel, Bowls, Football and Tennis facilities. The village itself is situated on the Anglesey Coastal Path (part of the Wales Coast Path), making it a key spot for walking. Nearby, Llyn Maelog, a large lake and site of special scientific interest (SSSI), provides a peaceful alternative for those wishing to birdwatch and explore local nature.

The village can be accessed via the A4080 from junction 56 of the North Wales Expressway.

The Property

The property holds a mid-terrace position in a prime High Street location close to the beach. It is of brick construction, set over two storeys.

The property comprises:



Trade Areas

SHOP FLOOR with laminate flooring. SERVERY/COUNTER. ICE CREAM DISPLAY SERVERY with shop window/serving hatch. Coffee station and seating for 14. KITCHEN, split into two sections, with tile floor, a hood canopy and catering appliances and effects. Separate Prep/Wash Room with vinyl floor. Small alleyway to the rear.

Owners' Accommodation

FIRST FLOOR

Open plan LOUNGE/KITCHEN with carpeted and wood floors and dual aspect windows with sea views. Storeroom which could be used as a single bedroom. DOUBLE BEDROOM. BATHROOM.

External

Customer seating to the front for four. Note: the property has no parking.

The Business

Chaplins is a well-established ice cream and coffee shop and has been located in the heart of Rhosneigr for 42 years. Due to its position in a popular High Street location near the beach, the business serves both the local community and the many tourists who visit the area each year.

The business sells gelato, sorbets and ice cream cones and includes both vegan and dairy-free options. It also serves a hot food menu which includes soups and paninis.

Sales for the 2025 period show a turnover of £263,849; full trading information will be made available to seriously interested parties upon request following a formal viewing.

The property sits in one of the most 'in demand' areas of Anglesey and offers a perfect work/life balance.



Tenure & Price

FREEHOLD £275,000 to include goodwill, fixtures and fittings.
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.

Licences

No premises licence is held for the retail of alcohol.

Services

Mains water, electricity and drainage are connected.
Rateable Value: £3,400 from 1st April 2026.
Note: the business is subject to Small Business Rate Relief.
Local Authority: Isle of Anglesey County Council.





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