



The Mulberry Inn

Llwynmawr, Llangollen, Denbighshire LL20 7BB

Freehold £1,000,000

- Picturesque Ceiriog Valley village
- Country hotel dating back to 1877
- Main bar (40), Residents' lounge (20)
- Function room (20), Restaurant (50)
- 18 en suite letting rooms
- Net sales in excess of £850,000 per annum

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LOCATION

Llwynmawr is a small, picturesque village located in the Ceiriog Valley in northeast Wales. The Ceiriog Valley is an Area of Outstanding Natural Beauty which offers 12 miles of scenic country roads; Offa's Dyke Path also crosses the valley. Although very rural, the village is in close proximity to the towns of Llangollen, Chirk and Oswestry. Tourist attractions in the area include Pistyll Rhaeadr waterfall and the Pontcysyllte Aqueduct and Visitor Centre, and Snowdonia National Park is within easy reach. The village lies just off the B4500, 6 miles west of the A5 at Chirk and 3 miles south of Llangollen.

This detached country inn dates back to 1877 and was a former drovers' inn. It is over two storeys to the main under a new pitched slate roof and has a two-storey extension to the rear of the building. It is apparent that the property has been heavily invested in and well maintained during our client's tenure.

TRADE AREAS

Open plan BAR AREA which dates back to the 18th century and has much character, featuring wood constructed BAR SERVERY, log fireplace, tile flooring and seating for 20. Offset to the right is a raised SNUG AREA with cosy seating for 10. A LOUNGE off to the left seats 12 and has a brick fireplace and exposed ceiling joists.

CELLAR to basement.

RECEPTION/CHECK-IN AREA with LOUNGE AREA with sofa seating for 6.

RESIDENTS' LOUNGE which is decorated and furnished to a high standard and features carpeted floors, fireplace, seating for 20 and French doors leading to a DECKING AREA.

Main DINING ROOM with parquet flooring over split levels, offering seating for 50.

Additional DINING ROOM/CONFERENCE ROOM offering seating for 20.

Generous sized TRADE KITCHEN with Altro floors. Fully equipped with trade equipment and appliances with separate FREEZER/FRIDGE ROOM, walk-in FRIDGE and FREEZER.

UTILITY ROOM and WASH/PREP ROOM.

OWNERS ACCOMMODATION

1 DOUBLE BEDROOM, LOUNGE, KITCHEN and BATHROOM.

LETTING ACCOMMODATION

To the **GROUND FLOOR** is a KING SIZE ROOM with DOUBLE BEDROOM, walk-in wardrobe and KITCHEN.

FIRST FLOOR:

4 cosy DOUBLE ROOMS

1 cosy SINGLE ROOM

4 KING SIZE ROOMS

3 DELUXE ROOMS

5 ZIP AND LINK ROOMS

All letting rooms feature fresh décor & contemporary furnishings, pocket-sprung beds and en suite bathrooms, with the king, deluxe and zip and link rooms featuring freestanding baths.

All rooms are decorated and furnished to a very high standard and feature mini-bar, tea and coffee making facilities and wi-fi.

EXTERNAL

CAR PARK for 20 vehicles with EV charging point.

To the rear of the property is a stunning GARDEN AREA with a seated patio area, a raised decking area and beautifully presented gardens which offer stunning views of the Berwyn Mountains.

THE BUSINESS

Our client has owned The Mulberry Inn (formerly The Pheasant Inn) for over ten years and has overseen huge investment and renovations during that time to bring the property up to the standard it is today. We are advised that net sales are in excess of £850,000 per annum with occupancy levels in the region of 90% all year round. The business sees much repeat trade from walkers and cyclists visiting the valleys as well as tourist groups from Australia who annually book for 120 nights per year with our client working with two other tourist groups from 2026.

Planning has previously been approved for six letting rooms to the rear of the building which would include four letting rooms and two bedroom owners' accommodation. This planning has now lapsed. There is potential to add hot tubs and glamping pods, subject to the relevant planning permissions.

This turn key business is the perfect opportunity for an experienced operator or family to take on this established and hugely successful business which is a 4* standard hotel and is rated number 1 on Tripadvisor. There is potential to increase trade by making the venue available for weddings, private events, functions and conferences and by offering an all-day food/bar menu. The business has its own website <https://mulberryinn.co.uk/>



TENURE & PRICE

FREEHOLD £1,000,000 to include goodwill and 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.

LICENCE

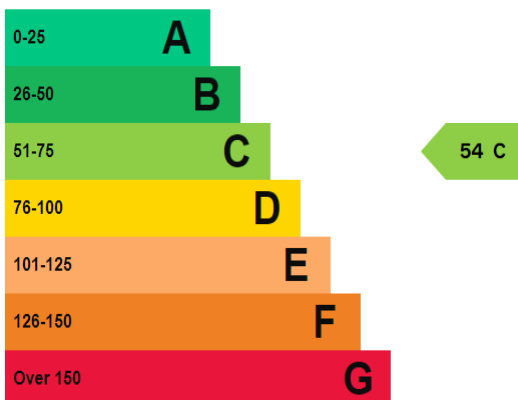
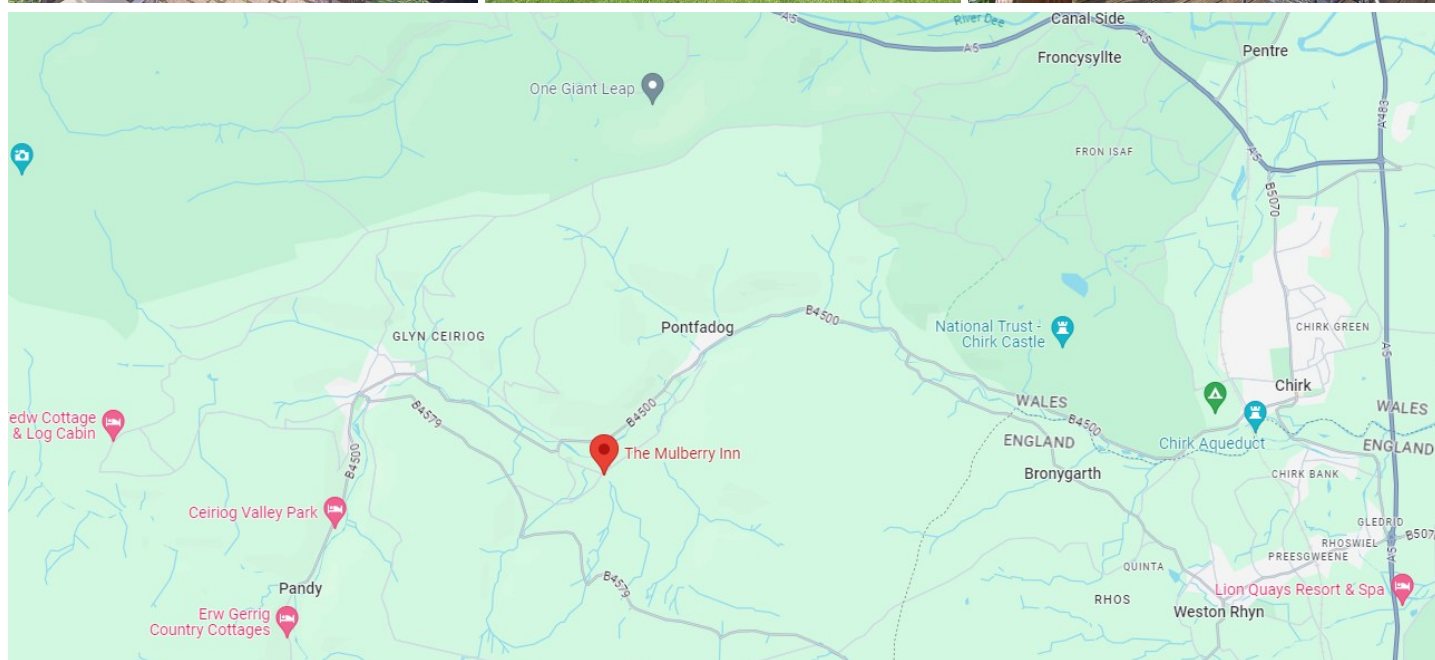
A Premises Licence is held for the retail of alcohol.

SERVICES

Mains water, electricity and drainage are connected.
Calor gas.

Local Authority: Wrexham Borough Council, The Guildhall, Wrexham, LL11 1AY

Rateable Value: £26,675 at 01 April 2023



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

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EPC Reference: 4805-8551-8257-4166-5505

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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