



Wynnstay Arms Hotel

Market Square, Llanrhaeadr Ym Mochnant, Oswestry, Powys SY10 0JL

Tenure: Freehold

Price: £250,000

Ref: 3152

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

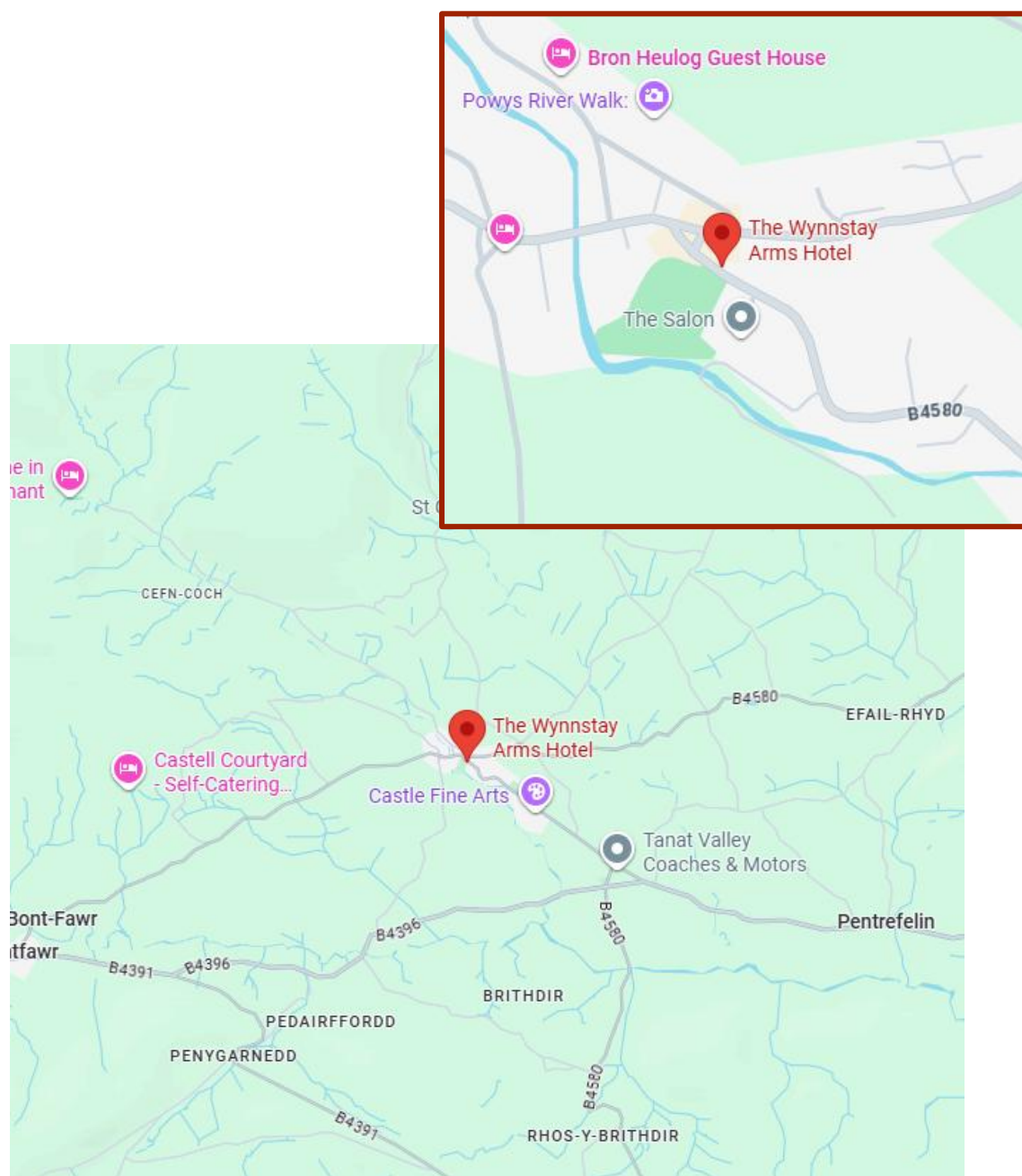
- Village pub and restaurant
- Scope to reopen 7 letting rooms
- Extensive trading areas
- Well appointed trade garden
- Car park
- Gross sales approx £340,000 p.a.

Location

The Wynnstay Arms is a substantial, Grade II listed former coaching inn occupying a prominent position at the centre of the village of Llanrhaeadr Ym Mochant. The village stands on the glorious Powys/Shropshire border, in outstanding countryside in the Tanant Valley, at the foot of the Berwyn mountains. The area attracts a large number of visitors throughout the year, especially those wishing to enjoy its enchanted and untouched scenery and attractions including Lake Vrynwy, Pistyll Rhaeadr Waterfall and the Berwyn Mountains. The village is approximately 14 miles southwest of Oswestry on the junction of the B4580 and B4936.

The Property

This impressive property stands detached and appears to be constructed in the main of stone and brick with rendered and colourwashed elevations, under a predominately pitched slate roof. It also benefits from off-road parking and large, well maintained gardens which are a key feature of the property. Internally, the Wynnstay Arms retains many original features and has an abundance of character in its numerous trading areas. Since the current owners' occupation in 2017, they have invested heavily in the structure of the property and its services and these will require little further investment. However, our clients have stopped using the letting accommodation on the first floor and this will require further investment before it is reopened.



Trade Areas

Entrance vestibule leading into a LOUNGE with a carpeted floor which is used for dining and drinking and offers seating for 24. Former PUBLIC BAR seating 20 (currently used for OVERSPILL DINING and as a CLUB ROOM for local football teams), being a room of immense character with partially beamed ceiling and exposed stone walls, a brick constructed servery and an inglenook fireplace with wood burner.

LADIES' and GENTLEMEN'S TOILETS.

PUBLIC BAR seating 24 with room for more standing. This trade area has a heavily beamed ceiling, stripped wood and tile floors, a feature fireplace with woodburner and a wood panel fronted bar counter with mirror back display. SUNROOM seating 24 with carpeted floor and direct access to the TRADE GARDEN. FUNCTION ROOM seating 50 with vaulted ceiling, carpeted floor and part wood panelled walls. (Note: the function room is used solely for Sunday carveries by the current operators.) STOREROOM.

CARVERY ROOM, seating 8, with carpeted floor and a large carvery unit. POOL ROOM with bench seating for approximately 10, exposed beam ceiling, quarry tile floor, pool table, AWP machine and dart board.

FRIDGE/FREEZER ROOM. STOREROOM. CATERING KITCHEN appointed to a good standard with stainless steel extraction hood, partially stainless steel clad walls, nonslip floor and a good selection of commercial catering effects and equipment. LAUNDRY and DISHWASHING AREA.

Basement: Lockable SPIRITS STORE, FREEZER STORE and KEG CELLAR.

Former Letting Accommodation

FIRST FLOOR: Seven former LETTING BEDROOMS with RESIDENTS' LOUNGE and OFFICE. This area could be reopened to paying guests or, alternatively, repurposed as private accommodation.





External

Lovely enclosed TRADE GARDEN with seating for about 90. Tarmacadamed CAR PARK for 8 vehicles. SMOKING SOLUTION. WOOD SHED.

The Business

Since purchasing the premises in 2017, the owners have upgraded and improved the property, despite closing the accommodation and thus reducing their income stream. With some investment, there is undoubted scope for new operators to reintroduce letting accommodation.

The bar currently trades 7 days per week between 16:00-23:00 Monday to Thursday, 16:00-02:00 Friday, 12:00-02:00 Saturday and 12:00-23:00 Sunday. Food is offered on Friday evening, all day Saturday and Sunday lunchtime. Sunday carveries are particularly popular.

Our clients' accounting information for the period 1 April 2024 to 31 March 2025 shows evidence of sales inclusive of VAT of £339,732, being split approximately 65% wet sales to 35% catering.





Tenure & Price

FREEHOLD £250,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

The property has been elected for VAT. It is being sold as a Transfer of a Going Concern (TOGC) and therefore VAT will not be payable on the purchase price if the purchaser is VAT registered. We strongly suggest potential purchasers seek 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.

Licences

A premises licence is held for the supply of alcohol between the hours of 10:00-02:00 Monday to Sunday.

Services

Mains water, electricity and drainage are connected. LPG used for cooking. Oil fired central heating.

Local Authority: Powys County Council.

Rateable Value: £10,800 as at 1 April 2026.

The logo consists of the word "awaiting" in a small, lowercase, sans-serif font, positioned above the letters "epc" in a large, lowercase, serif font. The entire logo is set against a light gray rectangular background.



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