



The White Lion

Glan-yr-Afon, Llanasa, Holywell CH8 9BQ

Freehold £600,000

Ref No: 95132

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Overview

Flintshire village of Glan-Yr-Afon

Beautifully appointed village pub

Three section trade area (62)

Four bedroom apartment

Planning Permission for one two-bedroom holiday dwelling & four shepherd's huts

Net sales £8,000 per week





Location

Glan-Yr-Afon, Llanasa is located in the county of Flintshire in North-East Wales. It is situated in an Area of Outstanding Natural Beauty and a designated Conservation Area. The village lies between the town of Holywell and the seaside resort of Prestatyn, and the area is hugely popular with walkers and cyclists due to its close proximity to Offa's Dyke, the Clwydian Way and the North Wales Coast Cycle Path. There are also many holiday parks and camping sites in the vicinity. The village is located just off the A5151 which is served by junction 31 of the A55 North Wales Expressway, making the North Wales coastline and Chester easily accessible.

The detached property, which dates to circa 1824, is of local stone construction with a whitewashed exterior under a pitched slate roof. It has been extensively refurbished to a very high standard throughout.

Additionally, the vendors have been granted planning permission for a two-bedroom holiday dwelling (all services are connected and foundation works have commenced), and four shepherd's huts.

Trade Areas

Entrance vestibule with wooden flooring and LADIES', GENTLEMEN'S and DISABLED ACCESS TOILETS offset. The vestibule leads to the MAIN BAR which has tiled flooring, a feature fireplace, loose seating for 26, exposed timbers and walls, and an interconnecting BAR SERVERY with many original features. This room is furnished and decorated to a very high standard.

RESTAURANT AREA with exposed stone walls, interconnecting bar servery, seating for 16 and a feature fireplace with log burner.

CONSERVATORY with stone flooring, seating for 20 and plenty of natural light.

Well-equipped and generous sized TRADE KITCHEN with a good selection of catering equipment and appliances, multiple wash and prep areas and Altro nonslip flooring throughout.

CELLAR with external access to the front of the property at basement level, offering BOTTLE ROOM and good sized KEG ROOM.



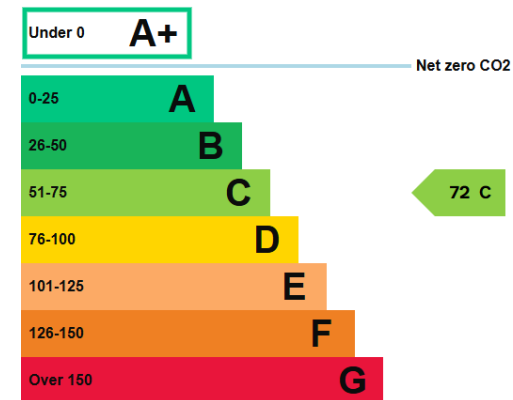


Letting Accommodation, Planning Permission & EPC

Fully refurbished and beautifully presented throughout, the space offer FOUR bedrooms: one king, which connects to a 'Jack & Jill' style toddler's room and two doubles. Spacious LOUNGE/DINING AREA, generous sized and fully equipped KITCHEN and two BATHROOMS which feature bathtubs, toilets, and basins, while one also boasts a walk-in shower.

Planning permission has been granted for a two-bedroom, split-level holiday let to the rear of the public house and four moveable shepherd's huts to the grassland to the side of the public house. Flintshire Council Planning Application Reference No. 063826.

EPC ref: 7262-3996-9495-7978-8591





External & Services

Picnic style benches to the front of the property providing seating for approximately 30.

15 car parking spaces.

All mains services are connected.

Local Authority: Flintshire County Council, County Hall, Mold CH7 6NB.

Rateable Value: £1,025







The Business

The White Lion is a family run, destination country pub which has been the subject of huge investment and renovation over the course of the past few years. It is hugely popular with locals, walkers and tourists staying at the nearby holiday parks. The business offers a good selection of quality draught, guest cask and spirits, and quality Welsh produce is served in the restaurant. The business could generate higher turnover by extending its current opening hours, through more extensive marketing and by hosting private functions and events. The stunning four bedroom holiday apartment is currently being let on the short term holiday market with potential for opportunities withing the short term holiday market by developing the two bedroom holiday dwelling to the rear of the public house and construction of four shepherd's huts the adjoining land. We are advised by our clients that net sales are in the region of £8,000 per week and, in our opinion, this is a perfect opportunity for a family team or an aspiring chef.

A full Premises Licence is held for the retail of alcohol.

Current opening hours: Monday: closed, Tuesday to Thursday: 16:00 - 22:00, Friday, Saturday & Sunday: 12:00 - 22:00

Tenure

Freehold £600,000 to include goodwill and fixtures & fittings in the bar & restaurant. *The fixtures and fittings located in the letting accommodation are available via separate negotiation in addition.* 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.



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