



PEBBLES BISTRO

Llanddwyn House, Bangor Road, Benllech, Anglesey LL74 8TG

Tenure: Freehold

Price: £325,000

Ref: 93890

**Sidney
Phillips**
Leisure & Hospitality Specialists

Location

Benllech is a village on the Isle of Anglesey which offers stunning views of the Great Orme and Snowdonia. It is hugely popular with tourists visiting its Blue Flag beach and walkers exploring the Isle of Anglesey Coastal Path.

Benllech is situated on the A5025 coast road, approximately 8 miles from the Britannia Bridge and the Menai Bridge, within easy reach of the island's main attractions including Red Wharf Bay, Ynys Mon and Beaumaris Castle.

The property, which occupies Llanddyon House, is an end-terrace, four storey building.

Key Features

- Anglesey seaside village of Benllech
- Established bistro (54)
- Basement apartment
- Net sales YR 24/25 £345,000
- Scope for increased sales
- Option to purchase 4 holiday apartments in addition



Pebbles Bistro

Pebbles Bistro occupies the ground floor and basement.

- ENTRANCE PORCH: leading to trade area offering seating for 24, exposed stone walls and original wood flooring.
- SNUG/BAR AREA: offset with 'L' shaped BAR SERVERY, seating for 20 and an open fireplace.
- BACK DINING AREA: to accommodate 10 and offering sea views.

The trade areas are beautifully decorated and furnished throughout and it is apparent that the business has been subject to investment.

COMMERCIAL KITCHEN located in the basement. Well-equipped with catering appliances and equipment and multiple WASH and PREP AREAS. Separate STOREROOM offset with STAFF WC.

Basement Apartment

Located at basement level with an entrance to the rear of the building.

- French doors leading to open plan LOUNGE and KITCHEN.
- DOUBLE BEDROOM with EN SUITE SHOWER ROOM.
- Enclosed, private GARDEN area with artificial turf.

External

CAR PARK: to the rear of the building, accommodating 3 vehicles.

The Business

Pebbles Bistro is an established food outlet in a unique setting. It offers home cooked food with a Mediterranean twist and has an extensive drinks menu. ***In addition, at separate negotiation, the property features four beautifully appointed holiday lets which range from £85 to £95 per night and are marketed on Airbnb and Booking.com. Occupancy levels are in the region of 70% year round. All letting rooms are stylishly decorated and furnished to a high standard. They have been subject to investment in recent years which will be evident to all who view. Flat 1 - £175,000, Flat 2 - £160,00, Flat 3 - £180,000, Flat 4 - £160,000. All four flats are held on 1,000 year leases which began on 1st January 1985.***

Net sales for Pebbles Bistro for the year ended April 2025 are £345,000 (operating on 4 days a week). There is potential for increased turnover by extending the number of days and hours the business is open and by offering a breakfast and lunch menu.

Net sales for the letting rooms is £60,434 for the same period.

Full trading information can be made available to serious parties following a viewing and with the consent of our clients.

Website: www.pebblesbistro.co.uk



Licences

A full Premises Licence is held permitting the retail of alcohol:

7 days a week: 10:00 – 22:00

Current opening hours:

Wednesday to Saturday: 16:00 – 22:00

Sunday: 12:00 – 17:00

Services

Mains electricity, water and drainage are connected.

Rateable Value:

Pebbles Bistro - £6,400

Flats 1 & 3 - £1,950

Flats 2 & 4 - £3,900

Basement apartment - £0

The business benefits from rates relief and therefore no rates are payable. The flats and apartment also have full rates relief. No council tax is payable.

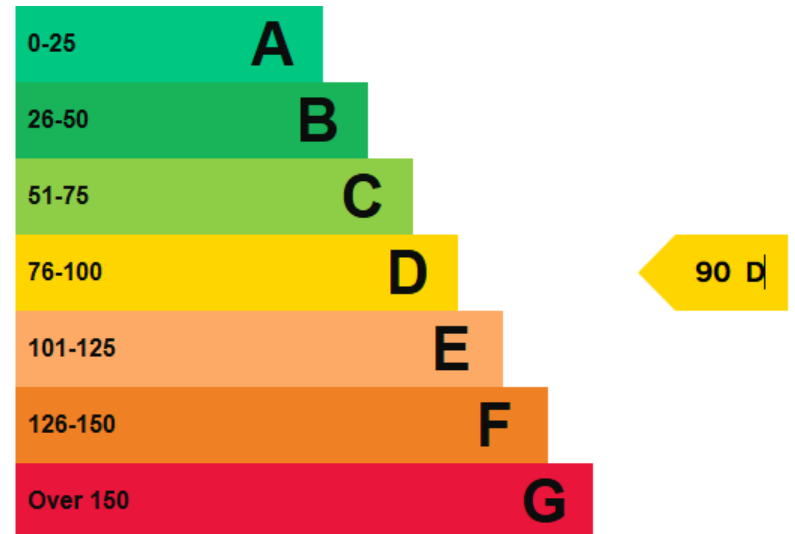
Local Authority: Isle of Anglesey Council

Tenure & Price

FREEHOLD £325,000 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.





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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.