



Red Lion

28 High Street, Holywell, Flintshire, CH8 7LH

Freehold £125,000

- Town centre public house
- North Wales coastal town
- Lounge/Games room (40)
- Owner accommodation over 2 levels
- Private yard/Parking (5)
- Grade II listed building

Ref: 91850

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SP Sidney
Phillips



LOCATION

The Red Lion Hotel is located in the North Wales coastal town of Holywell and sits in a prominent high street position, surrounded by other established retail and hospitality outlets. Holywell lies to the west of the estuary of the River Dee and is known for St Winefride's Well, a holy well surrounded by a chapel. The well is one of the Seven Wonders of Wales and the town bills itself as The Lourdes of Wales. Many pilgrims from all over the world continue to visit Holywell and the well. The town lies 18 miles from Chester, 13 miles from Rhyl and 20 miles north of Wrexham.

Holywell is just off the A55 North Wales Expressway which provides routes to the north west of England and various North Wales coastal towns, such as Colwyn Bay and Conwy. The A548 coastal road runs alongside the town, linking to holiday destinations such as Talacre and Prestatyn. The closest railway station is Flint which is 5 miles from the property and there are hourly services on the Manchester to Llandudno line. Multiple buses serve the town, offering routes to nearby villages as well as Deeside, Chester and Rhyl.

The property is a Grade II listed building of brick construction over three storeys with white painted elevations under a slate roof.

TRADE AREAS

GROUND FLOOR

ENTRANCE VESTIBULE leading to an open plan 2 section bar with the LOUNGE AREA featuring a wood panelled bar on the left upon entering the room, exposed wood joists to ceiling, carpet flooring throughout, feature brick fireplace plus loose and fixed seating to accommodate approximately 25. A GAMES ROOM occupies the rear of the building and offers a pool table, darts area and 15 covers. LADIES' & GENTLEMEN'S TOILETS OFFSET.

CELLAR

Below level CELLAR with access via the stairs from bar area. It offers beer drop, keg room and bottle storage.

OWNERS ACCOMMODATION

FIRST FLOOR

Access via stairs off the bar with the area briefly comprising: spacious LOUNGE, DINING ROOM, DOUBLE BEDROOM, SHOWER ROOM, KITCHEN with walk-in larder and access to ROOF TERRACE.

SECOND FLOOR

3 DOUBLE and 1 SINGLE BEDROOMS, BATHROOM and KITCHENETTE.

EXTERNAL

SMOKING SOLUTION and BENCH SEATING to side of property. YARD to rear of property with PRIVATE PARKING to accommodate 5 vehicles. 3 BRICK OUTBUILDINGS.

THE BUSINESS

The business has been hitherto let on a traditional Pub Company style lease and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.

LICENCE

It is understood from our clients that the Red Lion Hotel has a Premises Licence for the sale of alcohol. The agents have not had sight of this licence and prospective purchasers must verify this information for themselves.

SERVICES

To our knowledge, all mains services are connected and the property benefits from CCTV and an ALARM SYSTEM.

Rateable Value: £17,250

Local Authority: Flintshire County Council,
Alltami, Mold CH7 6NZ

Tel: 01352 701234



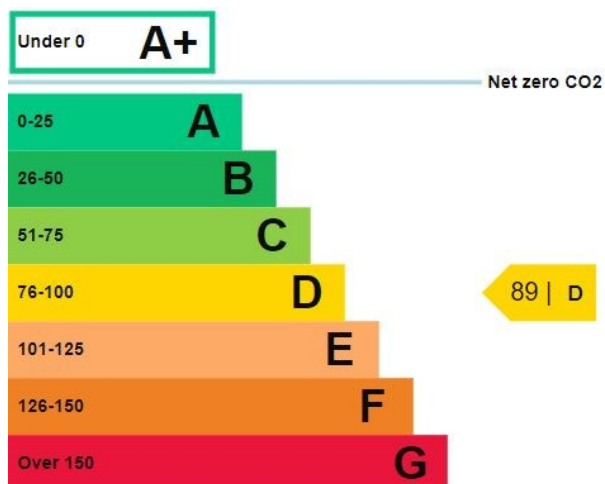
TENURE & PRICE

FREEHOLD £125,000 to include fixtures and fittings.

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with 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.



EPC Reference: 0095-9665-0830-8800-5803

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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