



Britannia Inn

Horseshoe Pass, Llangollen, Denbighshire, LL20 8DW

Freehold £595,000

- 14th century country inn
- Located on Horseshoe Pass
- Public bar and lounge/restaurant
- Six en suite letting rooms
- Private owners accommodation
- Planning permission for three-bedroom bungalow (work has begun, all approved plans available)

Ref: 2923

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SP **Sidney
Phillips**



LOCATION

The Britannia Inn is an established country inn situated on an ancient drovers' route on the beautiful Horseshoe Pass, just outside Llangollen. The property has much character and is steeped in history. It was built in the fourteenth century by monks from the nearby Valle Crucis Abbey and sits at the foot of the mountain pass where it enjoys stunning views of the Vale of Llangollen. The venue is popular with locals and tourists alike and people from all around the world stop at the property. The surrounding countryside is beautiful and there are a number of tourist attractions and historical sites in the locality. Furthermore, Llangollen is just a short drive away and is home to attractions including Llangollen Heritage Railway, the annual Eisteddfod and the Pontcysyllte Aqueduct (a UNESCO World Heritage Site).

The A542 Horseshoe Pass lies just off the A5 which has links to Wrexham eastbound and Snowdonia National Park and the Isle of Anglesey to the north-west. The nearby A494 also provides connections to the Wirral Peninsular and the Snowdonia towns of Dolgellau and Barmouth. Llangollen Railway Station serves the town and numerous bus routes provide services to Wrexham, the Ceirog Valley and Shrewsbury.

The property dates back to the fourteenth century and is of stone and brick construction with rendered and colourwashed elevations under a pitched slate roof. There is an extensive trade garden, car park and land to the rear of the building. Planning permission has been granted for a bungalow to the rear of the public house.

TRADE AREAS

Entrance vestibule leading to LOUNGE BAR with sound system throughout, carpeted flooring, beamed effect ceiling, exposed stone feature fireplace, loose and booth seating for approximately 30, interconnecting wood panelled BAR SERVERY. LADIES AND GENTLEMEN'S TOILETS. DINING AREA with additional LOUNGE BAR area with booth and loose seating for approximately 55. Interconnecting BAR SERVERY, part exposed ceiling joists. Good sized TRADE KITCHEN with altro non-slip flooring, with a good selection of catering equipment and commercial effects including bain maire, multiple grills, hobs, Lincat combis and refrigeration units with separate working area containing La Pavoni coffee machine, 4 dessert microwaves and 2 ice cream freezers.. ON LEVEL CELLAR with KEG ROOM and storage areas. Leading to on level GARAGE, currently used as storage, but would suit parking for one vehicle.



LETTING ACCOMMODATION

FIRST FLOOR

SIX EN-SUITE BEDROOMS comprising (BEDROOM 2) DOUBLE with separate LOUNGE, (BEDROOM 3) DOUBLE, (BEDROOM 4) DOUBLE, (BEDROOM 5) DOUBLE with stone fireplace, (BEDROOM 6) DOUBLE, (BEDROOM 7) DOUBLE. Satellite TV in all rooms.

OWNERS ACCOMMODATION

Well presented and spacious OWNERS ACCOMMODATION comprising LOUNGE, OFFICE leading to a small COURTYARD, KITCHEN, BATHROOM, DOUBLE BEDROOM and ATTIC with potential for three additional rooms.

EXTERNAL

To the front is a slabbed PATIO AREA and a roadside "Island style" enclosed TRADE AREA with steps up and seating for 70. Tarmacked drive for approximately 25 vehicles. 3 mobile homes.

PRIVATE YARD to the side and rear of the building with WALK-IN FREEZERS and CHILLERS. There is a stream running from the mountainside into the yard. TWO GARAGES/WORKSHOPS/STORAGE CONTAINER.

THE BUSINESS

Our clients have operated the Britannia Inn for over 20 years and now wish to retire. The business trades as a country inn and is popular with holidaymakers and tourists visiting the stunning Horseshoe Pass and enjoying the many walking and cycling routes the area has to offer. The business is currently run as a 'lifestyle' operation on a 2 days per week basis for 37 weeks a year. The Britannia Inn closes over the winter period which offers the potential for a new owner to extend its opening hours and increase sales. There is also potential to introduce holiday pods and accommodate tourer caravans on the extensive carpark. The new owner might also cultivate links with coach companies and travel operators, taking advantage of the business's location at the foot of Horseshoe Pass, near the popular tourist town of Llangollen.

PLANNING PERMISSION

Planning approval has previously been granted for the construction of a three bedroom detached bungalow on land to the rear of the Britannia Inn which includes a private driveway. The plot is elevated and enjoys stunning country and mountain views. All services are installed and the necessary works have already begun. Our clients hold all documentation for the same. Two 30ft static caravans located on site, fully operational. Permitted for the construction work.



TENURE & PRICE

FREEHOLD £595,000 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.

LICENCES

A full Premises Licence is held for the retail of alcohol between the hours of 10:00 - 23:00 Monday to Saturday and 12:00 - 22:30 on Sunday.

SERVICES

Mains water and electricity. Water extraction rights from the stream. LPG gas tank. The premises are fully alarmed – intruder & fire. The property benefits from a 65 kva generator which can power the whole site if needed.

Local Authority: Denbigshire Council.

Rateable Value: £7, 400 as at 01 February 2026 to present. Currently discounted to £50 per month.

EPC Rating: C



Under 0

A+

Net zero CO2

0-25

A

26-50

B

51-75

C

52 C

76-100

D

101-125

E

126-150

F

Over 150

G

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