



Liberty Tavern and Wine Bar

20 Market Street, Llangollen, Denbighshire, LL20 8PS

Tenure: Leasehold

Price: PRICE ON
APPLICATION

Ref: 94541

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

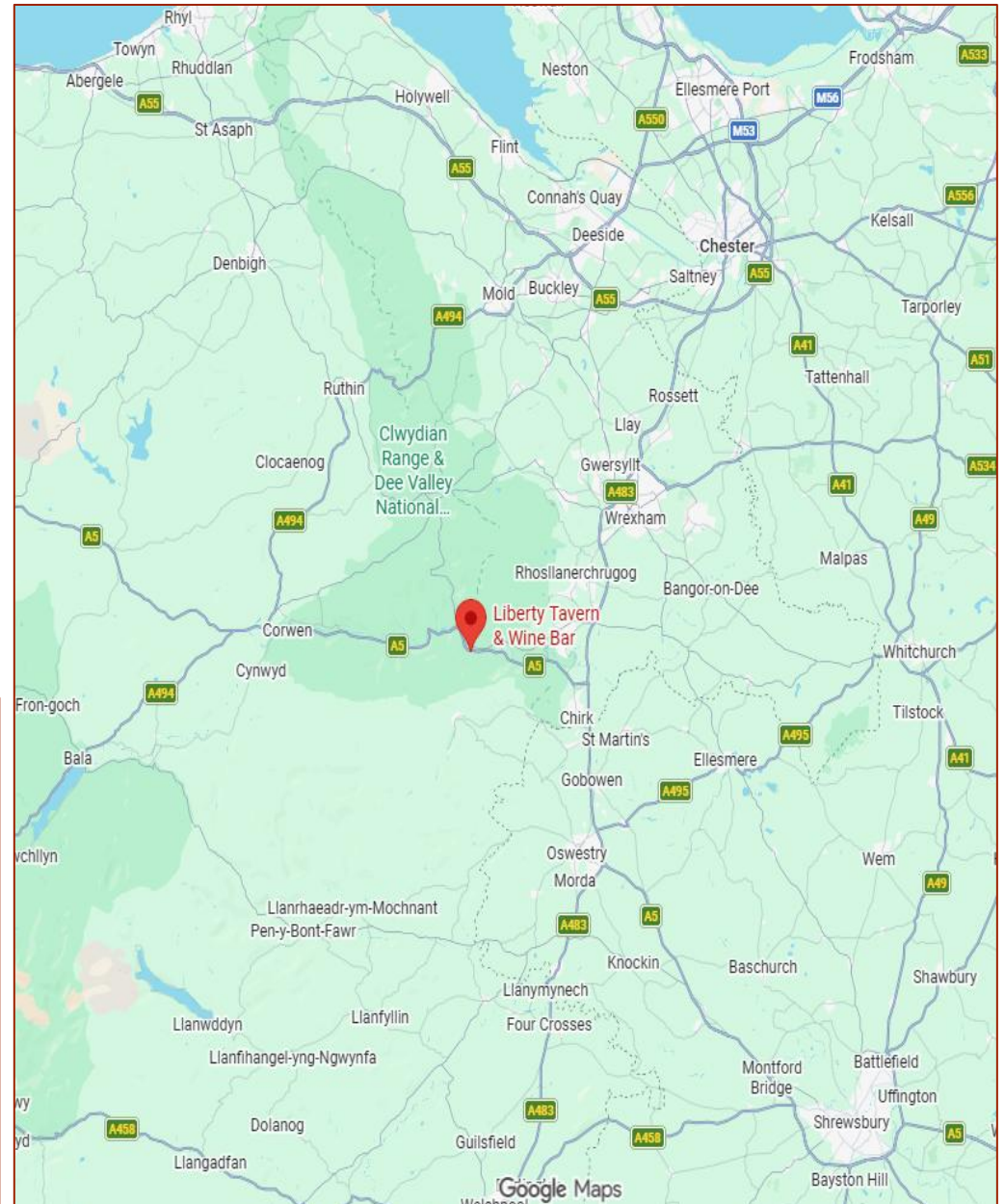
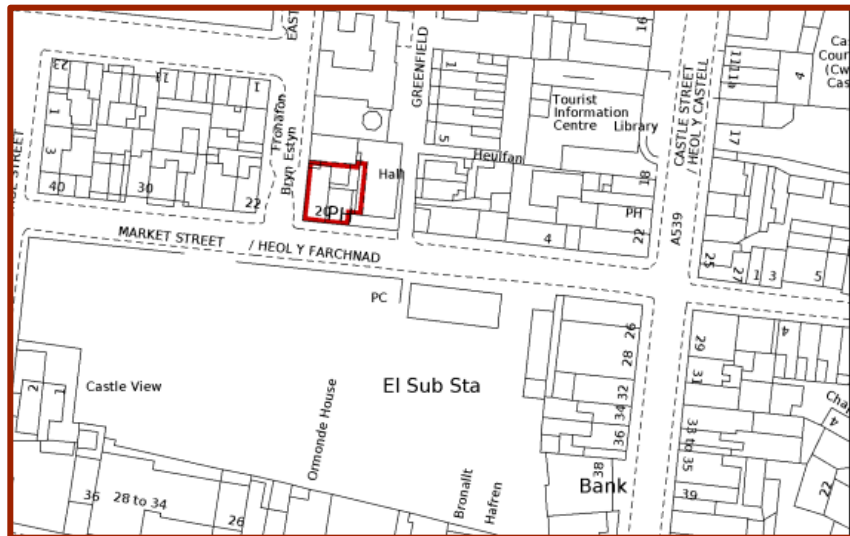
- Historic market town
- Prime town centre location
- Main bar/restaurant (50)
- First floor trade area (30)
- Huge potential for growth
- Net sales Y/E March 2023 - £300,000

Location

Llangollen is situated on the River Dee in the North Wales county of Denbighshire. Its riverside location forms the edge of the Berwyn Range and the Dee Valley section of the Clwydian Range and Dee Valley area of Outstanding Natural Beauty. The town is famous for its historic buildings, bridges, independent shops and hospitality outlets, and will host the 2024 International Music Eisteddfod. The town lies on the A5 London to Holyhead road and offers easy access to the North Wales coastal towns, Chester and The Midlands. Llangollen Railway Station is a tourist attraction which operates between the town and Corwen.

The Property

The property sits on a detached corner plot over two storeys under a pitched slate roof. It briefly comprises:



Trade Areas

On street entrance leading to MAIN BAR with restored whiskey barrel and loose dining seating for 20, wood laminate flooring, wood panelled top and front bar servery with a good selection of craft ales and draughts. Back bar with shelving, storage, refrigeration units and Altro nonslip floors. The room also features a brick fireplace and exposed ceiling beams. To the left-hand side of the room is a two section DINING AREA with loose seating for 30, wood laminate flooring and multiple wine racks. DISABLED WC offset. The ground floor trade area is well appointed and decorated and furnished to a very high standard throughout. To the rear of the building is an ON LEVEL CELLAR, a KITCHEN with Altro nonslip floor, multiple wash and prep areas, hood canopy and a good selection of catering equipment and effects. Separate pantry and refrigeration room. Access to communal courtyard and stairs leading to first floor OFFICE/STOREROOM.

A second trade area is situated on the first floor and benefits from sofa and loose dining seating for 20. Wood beam ceiling and brick fireplace with the room full of character and well appointed throughout. PRIVATE DINING ROOM to accommodate 10. WC offset.

External

To the front of the building is on-street seating for 8. Pay and Display car parks directly opposite the premises and to the rear.





The Business

The Liberty Tavern has been operated by our client since 2012 and is an established bar and restaurant in the heart of Llangollen, known for its wide selection of ales, spirits, wines, small plates and locally sourced coffee. The business is popular with both tourists and locals alike. It hosts charity events, sponsors the local football club and hosts live music and quizzes throughout the week. The business also offers scope for increased sales by offering a breakfast menu and utilising the first floor trade area for private events and functions. With increased marketing, the venue should also benefit from the 2024 International Music Eisteddfod which is expected to attract huge trade and tourism to the area for the entirety of 2024. Net sales for the year ending March 2023 are £300,000 with projected figures for the year ending March 2024 showing a net turnover in the region of £320,000. Full accounts being available to serious parties.



Tenure & Price

LEASEHOLD PRICE ON APPLICATION to include goodwill, fixtures and fittings. Stock at valuation in addition.

The property is held on a full repairing and insuring lease from a private individual, for a term of ten years commencing February 2019. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is currently £18,000 per annum. The lease is free of all trade ties.

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 retail of alcohol:
Monday to Friday: 13:00 – 22:00
Saturday: 12:00 – 22:00
Sunday: 14:00 – 20:00

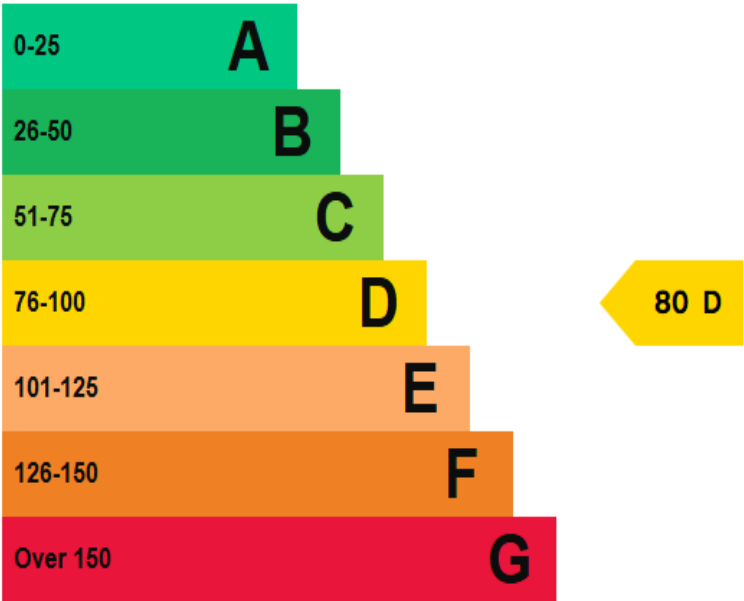
Current opening hours:

Monday to Thursday: 16:00 – 22:00
Friday to Sunday: 12:00 – 22:00

Services

All mains services are connected.
The property benefits from a CCTV security system.

Rateable Value: £8,200 from 1st April 2026
Local Authority: Denbighshire County Council







Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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.