



Barnacles

Mostyn Street, Llandudno, Conwy LL30 2NL

Tenure: Virtual Freehold

Price: £1,000,000

Ref: 95993

 **Sidney
Phillips**
Leisure & Hospitality Specialists



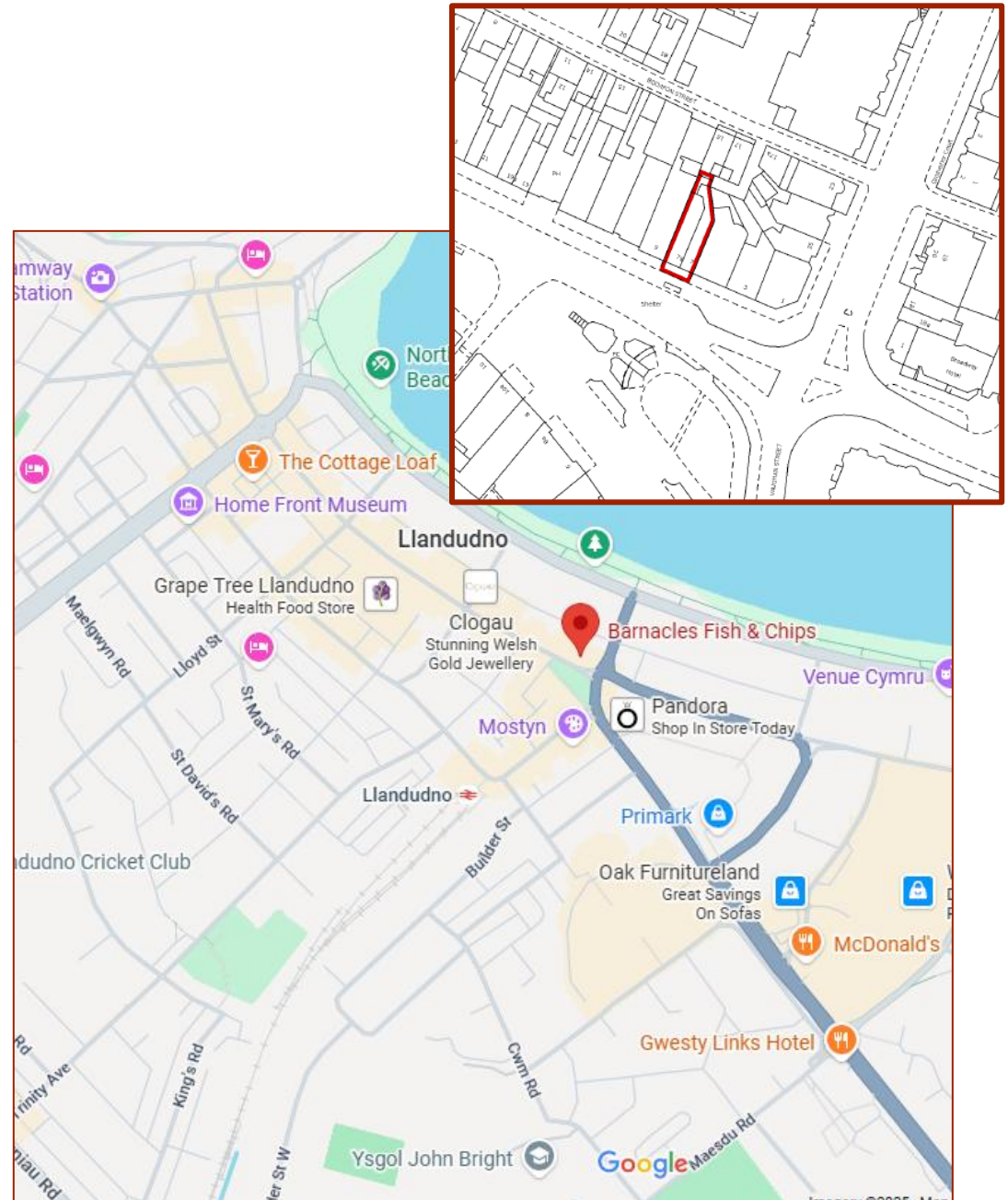
Key Features

- Seaside town of Llandudno
- Fish & chip takeaway
- Restaurant (54)
- Three two-bedroom apartments
- Potential for further development
- Net sales year ended March 2025 £636,000

Location

Barnacles is located on Mostyn Street in the heart of the Victorian seaside town of Llandudno. The property stands in a prime High Street position surrounded by other retail and hospitality outlets. It is a short distance from the town's famous promenade and pier and close to multiple tourist attractions including The Great Orme, the Alice in Wonderland Trail and Llandudno Cable Car. Llandudno is the perfect base from which to explore Snowdonia National Park and the North Wales coast. The town is served by junctions 19 and 20 of the A55 North Wales Expressway via the A470 Royal Welsh Way, and Llandudno Junction train station provides rail services to Chester and destinations across North Wales.

The property is a Victorian era, mid-terrace property set over four storeys and has been subject to significant investment of approx. £200,000 to include a new shopfront canopy and comprehensive structural refurbishment to all three flats. It comprises a lock-up restaurant and takeaway to the ground floor and three flats over the first, second and third floors. With the structural work complete, the three flats now only need internal finishing touches to be ready for letting.



Trade Areas

Barnacles Restaurant (7a)

Open-plan trade area with carpeted floors, mural covered walls, floor to ceiling windows, a T-shaped counter and loose seating for 54. Interconnecting KITCHEN area. LADIES' and GENTLEMEN'S TOILETS offset. The KITCHEN has vinyl flooring and is well equipped with catering appliances and equipment. There are multiple WASH and PREP AREAS and a separate PREP ROOM and PANTRY to the rear of the property.

BARNACLES FISH & CHIPS TAKEAWAY (7)

This area has tiled floors, a stainless steel takeaway counter with glass screen and an ice cream serving hatch to the front of the building.

Apartments

All accessed via the rear of the building.

APARTMENT 1:

To the first floor and over split levels. HALLWAY, TWO STOREROOMS, KITCHEN/DINER with fitted wall and base units, large DOUBLE BEDROOM, additional DOUBLE BEDROOM, SHOWER ROOM and spacious LOUNGE with a carpeted floor and a large bay window overlooking the street.

APARTMENT 2:

To the second floor and over split levels. HALLWAY, KITCHEN with lean-to offset, TWO DOUBLE BEDROOMS, spacious LOUNGE and BATHROOM.

APARTMENT 3:

To the third floor and over split levels. HALLWAY, KITCHEN, STOREROOM, TWO generous sized DOUBLE BEDROOMS, BATHROOM and spacious LOUNGE with mountain views.



External

Seating to the front of the property for 20. To the rear is a small alley with an OUTBUILDING which is currently used for storage.

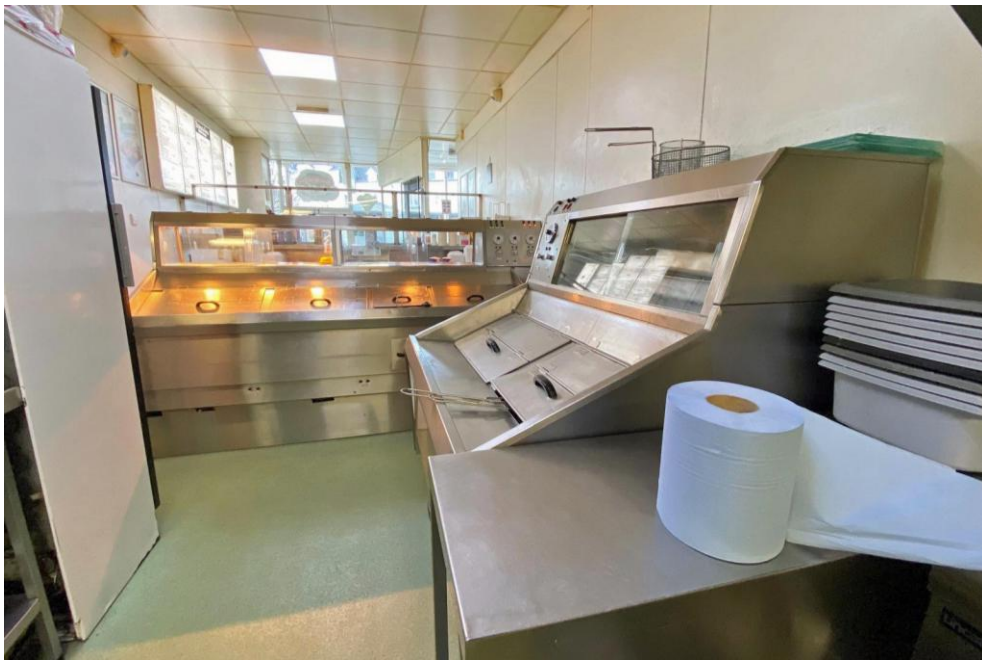
The Business

Barnacles is an established fish and chip restaurant and takeaway which has been operated by our client for over 30 years. She has decided to sell in order to retire. Due to its prime location on Mostyn Street in the heart of Llandudno, Barnacles is hugely popular with tourists and locals alike. In addition to fish and chips, it has introduced a dedicated vegan menu as well as gluten-free options which have proved extremely popular. There is the potential to increase the business's revenue by developing the three flats (which are currently unoccupied) and offering them for long-term rental or as short-term holiday lets, subject to the relevant planning permissions.

Net sales for the year ended March 2025 are £636,000.

Full trade accounts are available upon request and with the consent of our client.









Tenure & Price

VIRTUAL FREEHOLD £1,000,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

Barnacles is held on a 2,000 year lease from Mostyn Estates which commenced on 29 September 1903. Ground rent is £17.00 per annum.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

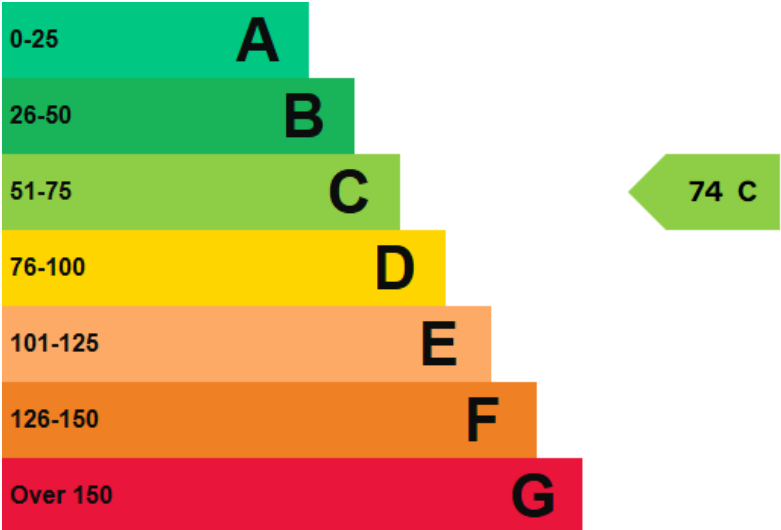
We understand a full Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £24,500

Local Authority: Conwy Borough Council.





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Business Mortgages

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Utility Helpline

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