



The Swan

Ruthin Road, Gwernymynydd, Mold, Flintshire, CH7 4AR

Freehold £225,000

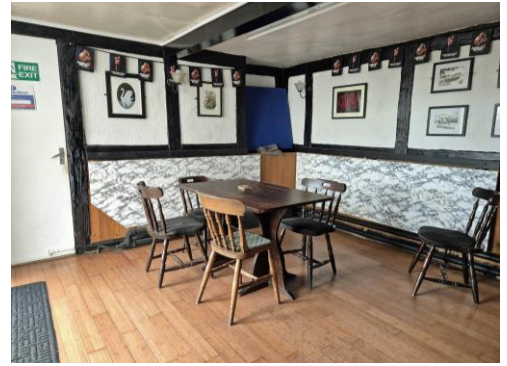
- Flintshire village on A494
- Wet-led public house
- Main bar (40) & locals' bar (20)
- Two-bedroom owner's accommodation
- Car park (35) trade patio (40)
- May suit change of use (subject to planning permission)

Ref: 95646

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SP Sidney
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LOCATION

Gwynmynydd is a village just outside Mold, Flintshire which at its highest point sits 1,000 feet above sea level. Loggerheads Country Park and Moel Famau are within easy reach of the village and the market town of Mold lies 1.5 miles north-east, offering a good selection of retail and hospitality outlets. The property sits on the A494 which links to Ruthin and Snowdonia National Park to the south-west and to the M56 to the north, providing road access to the Wirral and Cheshire.

The detached property is set over two-storeys and is of brick construction under a rendered, cream painted exterior and a pitched slate roof. It has a single-storey extension which is also rendered with a pitched slate roof. The property sits within a plot of approximately 0.37 of an acre.

TRADE AREAS

Tiled porch leading to MAIN BAR with carpet and laminate flooring and tiles to the bar area. Loose and perimeter seating for 40. Wood constructed interconnecting BAR SERVERY and back bar with shelving. Altro nonslip flooring behind bar. This trade space has much character with exposed ceiling beams and wall timbers.

LADIES' TOILETS offset.

Hallway from the main bar to the LOCALS' BAR featuring interconnecting bar servery, feature fireplace, darts throw and loose and fixed seating for 20. GENTLEMEN'S TOILETS.

The ground floor also features a KITCHEN AREA with Altro nonslip flooring and wall and base units.

ON LEVEL BEER CELLAR.

OWNERS ACCOMMODATION

FIRST FLOOR:

LOUNGE, TWO DOUBLE BEDROOMS, SINGLE BEDROOM/OFFICE and BATHROOM. STOREROOM.

EXTERNAL

Enclosed TRADE PATIO accessed from the main bar with split level decking, shelter and seating for 40. Separate, private OWNER'S YARD. Large CAR PARK to accommodate 35 vehicles. To the front of the car park is a raised patio area with seating for 8 and a small PICNIC GARDEN (18).

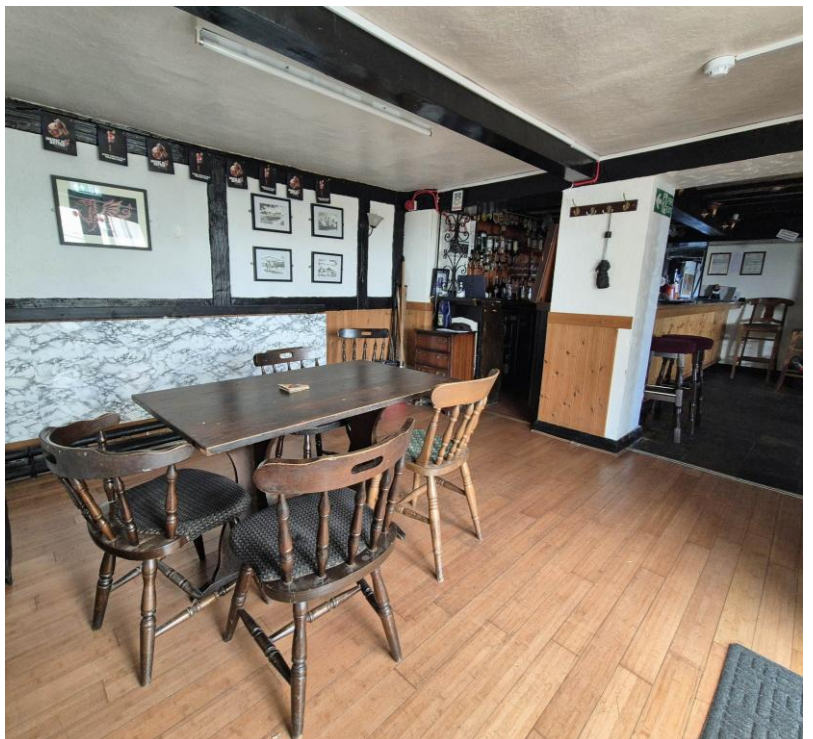
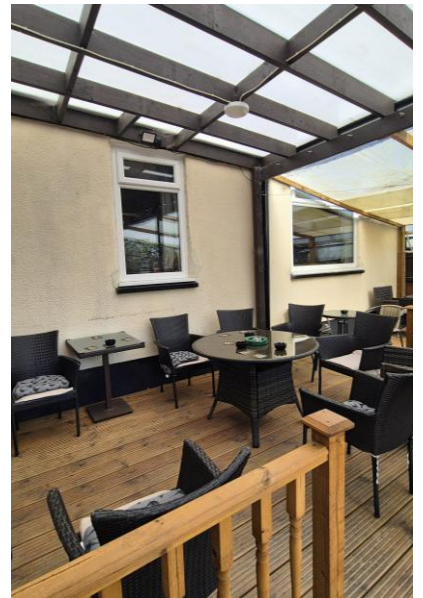
THE BUSINESS

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

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

INVENTORY

The sale of the property will include trade fixtures and fittings which are in absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded. An inventory of fixtures and fittings will not be provided by the Seller. If required, the Buyer may obtain an inventory (approved by the Seller) at their own cost. The Seller will not be required to remove any such items that remain on the property on completion.



TENURE & PRICE

FREEHOLD £225,000 to include fixtures and fittings. Stock at valuation in addition.

The Property is elected for VAT. VAT will be levied on 90% of the sale price at the standard rate. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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LICENCES

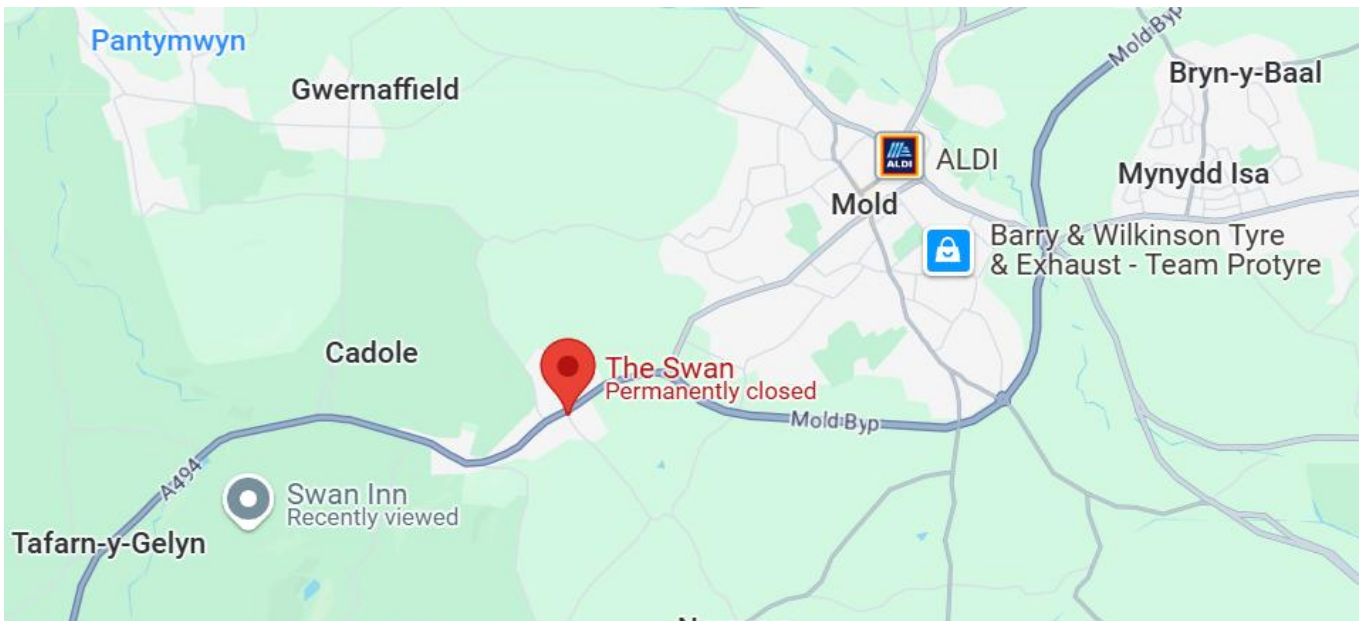
We understand from our clients that a full Premises Licence is held for the sale of alcohol. The agent has not had sight of the licence and prospective purchasers must verify this information for themselves.

SERVICES

All mains services are connected.

Rateable Value: £2,850 as of 01 April 2023 to present

Local Authority: Flintshire County Council



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.

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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