



Harlech House (The Lion Inn)

Pen Dref, Harlech, Gwynedd, LL46 2SG

Tenure: Freehold / Leasehold

Price: £495,000 / £35,000

Ref: 96244

**Sidney
Phillips**

Leisure & Hospitality Specialists



Key Features

- Historic Snowdonia National Park town of Harlech
- Two trade areas (48)
- 8 beautifully appointed letting rooms
- Fully refurbished throughout
- Planning permission for four holiday pods
- Projected net sales -£300,000

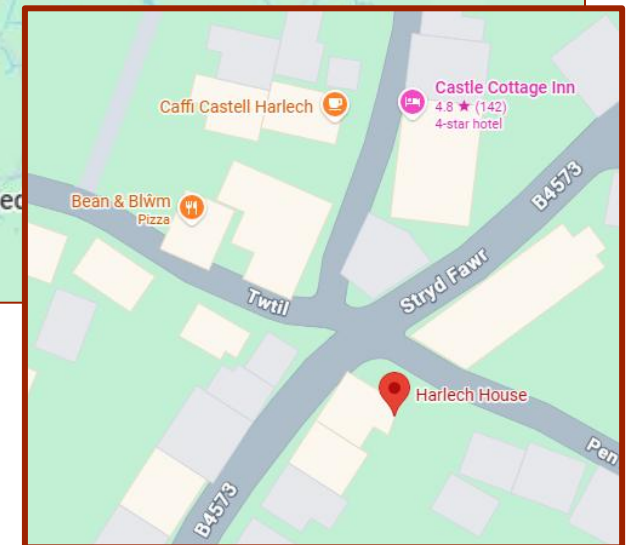
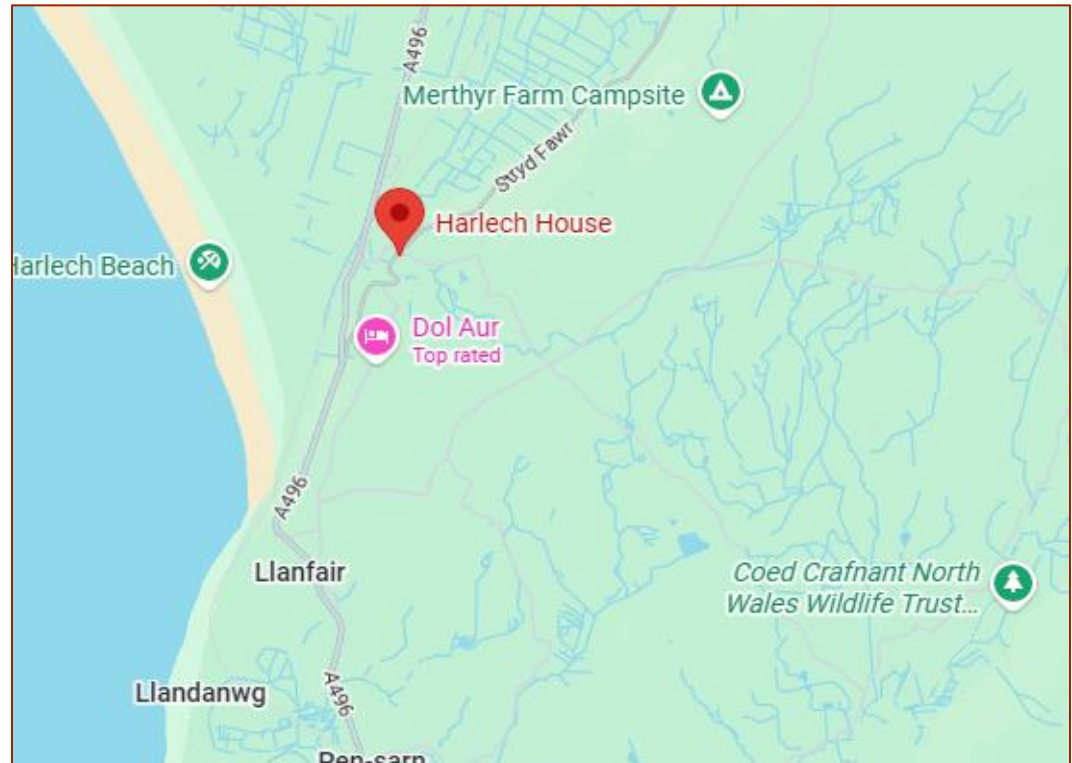
Location

The town of Harlech lies within the beautiful Snowdonia National Park in the North Wales county of Gwynedd. Overlooking Tremadoc Bay, the town is known for Harlech Castle (a Grade I listed medieval fortification), Harlech Beach and Royal St David's Golf Club. Also within the town is Ffordd Pen Llech, reputed to be the steepest signed public paved road in the United Kingdom and one of the steepest roads in the world.

The area is hugely popular with visitors who are attracted to its stunning coastline, walking routes and its close proximity to Snowdonia National Park. Harlech lies off the A496 which provides links to Barmouth to the south and to Maentwrog and Porthmadog to the north. Harlech Railway Station serves the town and operates on the Cambrian Line between Pwllheli and Machynlleth.

The Property

Harlech House/The Lion Inn is situated in the heart of Harlech town centre and is a mid-terraced, three storey building of stone construction under a slate roof. It has been fully refurbished internally and externally and offers a welcoming trade space and eight high quality, en suite rooms.



Trade Areas

GROUND FLOOR

Entrance porch with access to the bar to the left and a stairway to the letting accommodation. MAIN BAR which offers loose and bar seating for 24, LTV flooring, wood constructed BAR SERVERY, floor-to-ceiling sash windows, exposed stone walls and is beautifully appointed and furnished throughout. On level CELLAR to the rear of the bar servery.

LOUNGE BAR which offers loose and bench seating for 24, LTV flooring, stone fireplace, exposed stone wall and darts throw. LADIES' and GENTLEMEN'S TOILETS offset. TRADE KITCHEN which is currently unequipped and is utilised as storage.



Letting Accommodation

FIRST FLOOR

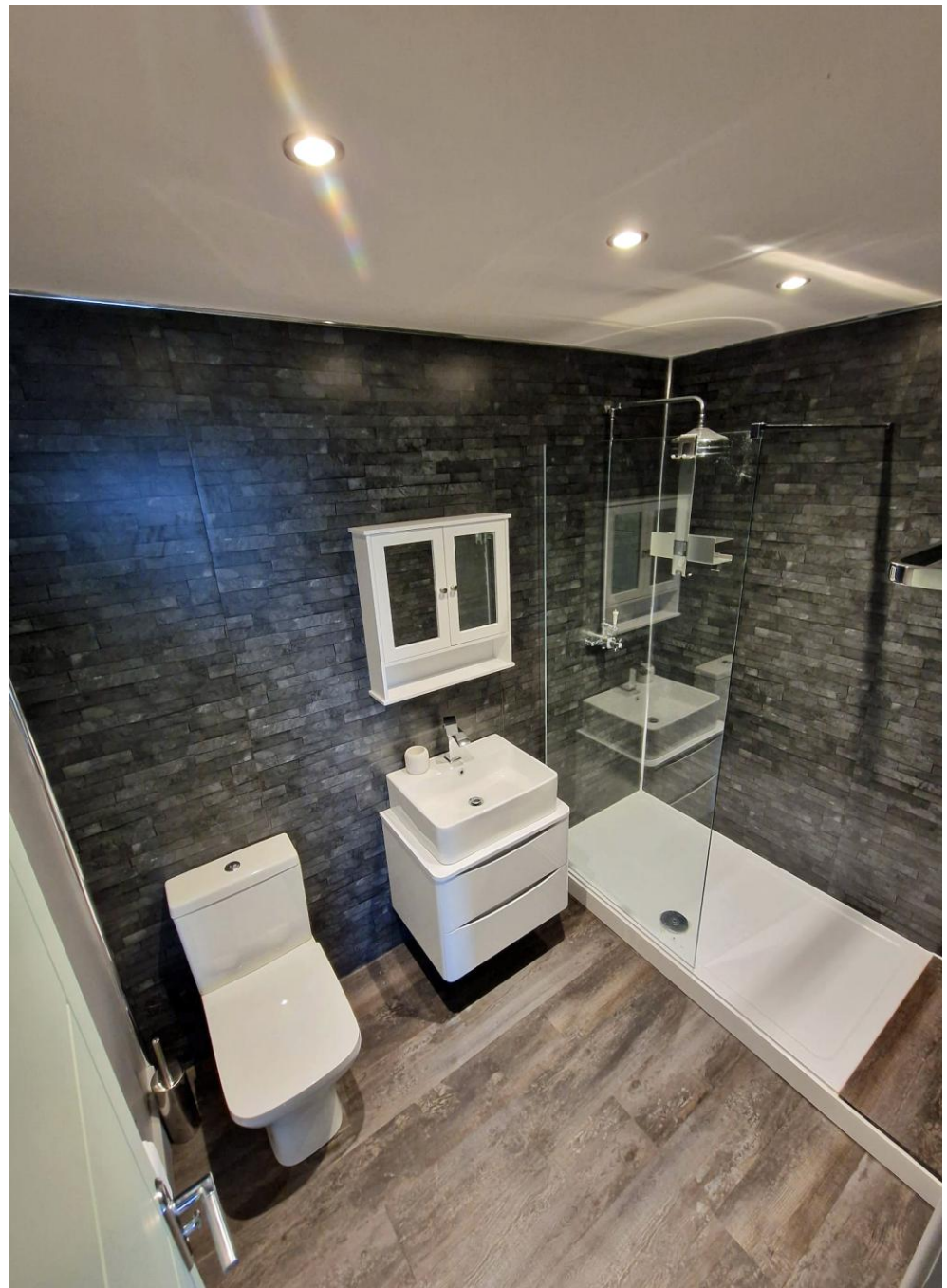
LETTING ROOMS 1-4: ROOM 1 (superking/zip & link). ROOM 2 (double). ROOM 3 (superking/zip & link) with views of Snowdon. ROOM 4 is a family room to sleep four (kingsize/zip & link and two single beds).

LETTING ROOMS 5-8: ROOM 5 (twin) with views of Snowdon. ROOM 6 is a family suite (kingsize and two single beds). ROOM 7 is a family room to sleep four (double and two single beds). ROOM 8 (superking/zip & link).

All letting rooms have modern, en suite shower rooms and are stylishly decorated and furnished with LTV floors, coffee and tea making facilities, TVs and free wifi.









External

To the front of the building is a decked seating area with picnic style benches for 30. To the rear is a gated courtyard with parking for two vehicles. In addition, there is a stone courtyard with an OUTBUILDING used for storage.

Steps to raised BEER GARDEN with slate chippings and picnic style benches for 30. Castle and mountain views. Additional land to the rear of the trade garden could be utilised for holiday pods.

Planning Permission

Snowdonia National Park planning portal reference - NP5/61/L8OG - Siting of glamping pods within rear beer garden and use of former cellar/store building to provide toilet/shower facilities.



The Business

Harlech House (formerly The Lion Inn) is an historic, wet-led public house in the heart of Harlech. Our clients have operated the business since 2021 and have overseen huge amounts of investment and renovation to both the trade areas and letting accommodation.

The business is hugely popular with tourists during the spring and summer months, as well as locals all year round. The business offers potential for increased sales through the reintroduction of a food service and through more extensive marketing of the letting accommodation, taking advantage of its prime position close to St David's Golf Club, Harlech Beach and Snowdonia National Park.

Room tariffs range from £110 per night for a double to £195 per night for a superking/family room. Letting rooms are currently marketed on the business's own website www.harlechhouse.co.uk and on Booking.com. Projected sales for the 2026/2027 period are £300,000 PA. Trading figures can be made available upon request and with the consent of our clients.

Licences

A Premises Licence is held for the retail of alcohol.

Services

Mains electricity, water and drainage are connected. Oil-fired central heating.

Rateable Value: £19,750 from 1st April 2026.

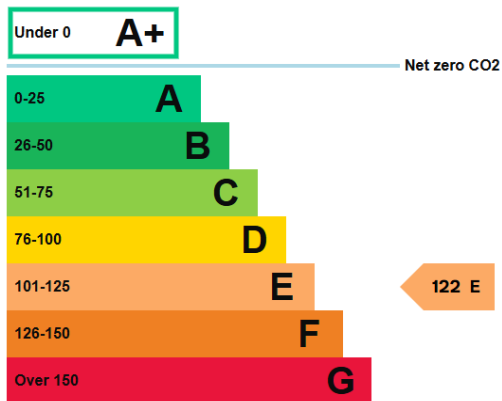
Local Authority: Gwynedd Council.

Tenure & Price

FREEHOLD £495,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

LEASEHOLD £35,000 please see next page for terms.

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



Certificate : 0420-0636-7659-7703-7002



LEASEHOLD	£35,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.
TERM	5 or 7 years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance plus personal guarantors if the lease is taken as a Limited Company.
RENT	Year 1 - £26,000 per annum Year 2 – £28,000 per annum Year 3 - £30,000 per annum paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free-of-tie.
INSURANCE	The Landlord will insure the building the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will not be payable on the Premium and rental payments.



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