



The Union Inn

7 Market Square, Tremadog, Porthmadog, Gwynedd LL49 9RB

FOR SALE BY PUBLIC AUCTION at 14:00 ON 19th MARCH 2026 at the Premises

Tenure: Freehold

Guide

Ref: 947

Price: £275,000

**Sidney
Phillips**

Leisure & Hospitality Specialists



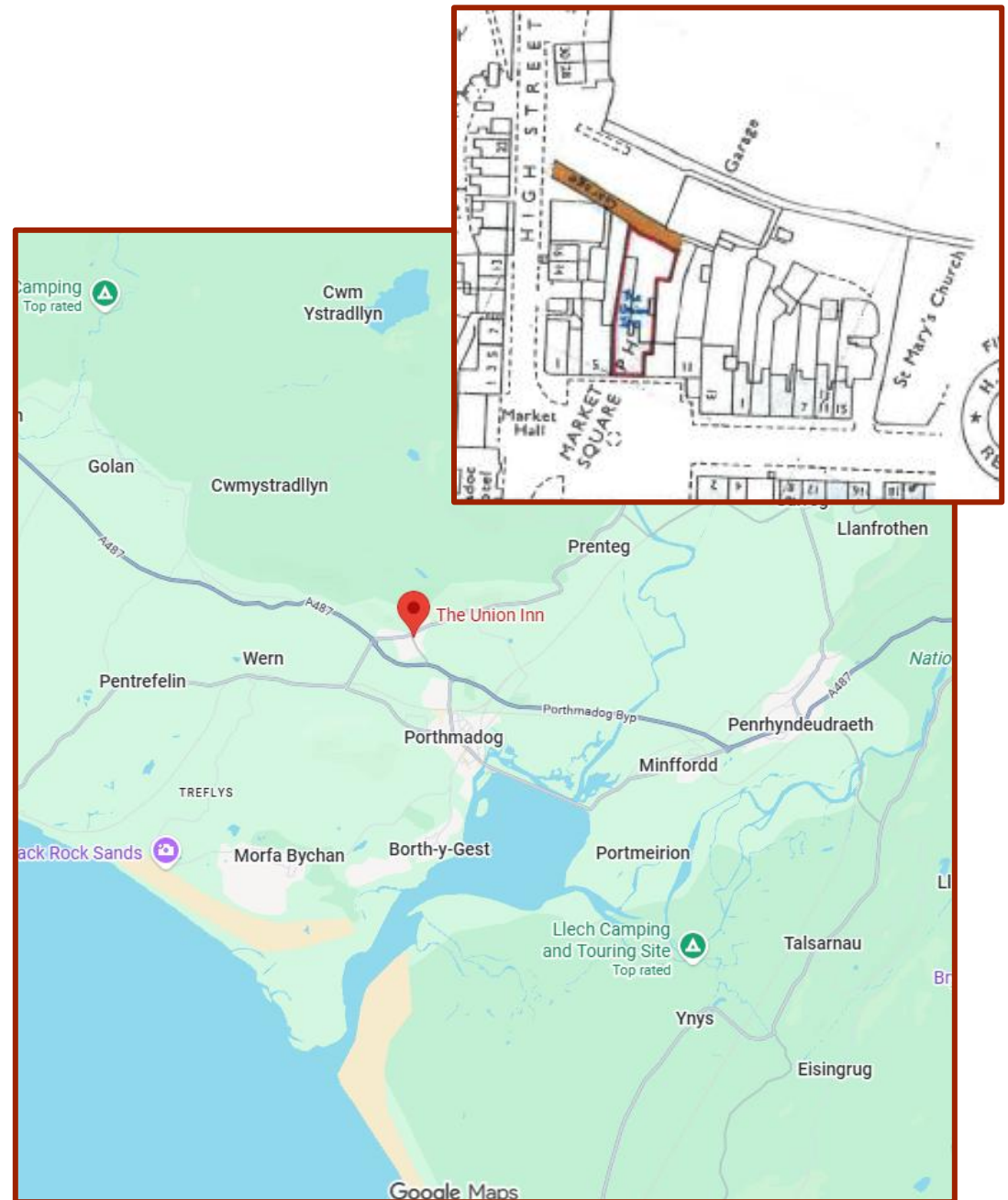
Key Features

- Public house/restaurant in historic village square
- Between Llŷn Peninsula & Snowdonia National Park
- Main bar/lounge (65) and restaurant (28)
- Grade II listed building with character
- Large outdoor space to the rear (60)
- Net sales in the region of £300,000 per annum

Location

Tremadog is a picturesque village near to Porthmadog, Gwynedd, and is located between the Llŷn Peninsula and the Snowdonia National Park. The village, known as 'The Gateway to Snowdonia' is popular with tourists, who are attracted to the breathtaking scenery and outdoor activities. This is in addition to the many golfers that flock to the numerous courses situated in the nearby area. The iconic Italianate village Portmeirion as well as the Ffestiniog Welsh & Highland Railways are all within easy reach from Tremadog, as are the stunning beaches of Criccieth, Black Rock Sands and Harlech.

The village sits between the A487 and A498, and is located approximately 1 mile from Porthmadog, 7 miles from Beddgelert and 18 miles from Caernarfon, making the location ideally situated for tourists and locals. Further connectivity is available through a regular bus service to the nearby villages and towns.





Property

The property is 18th century, Grade II listed (front only) and maintains charm from the original development of Tremadog. The Union Inn is positioned in the centre of this charming village square and was built by the notable politician William Madock. Internally, the property retains many original features that include exposed ceiling timbers, stone walls, and feature fireplaces. It is apparent that the property has been well cared for and maintained, with new double glazed sash windows and a front door installed in 2024. The main construction of the property is stone under a pitched slate roof, with a generous courtyard to the rear and separate owners' accommodation.



Trade Areas

Ground Floor

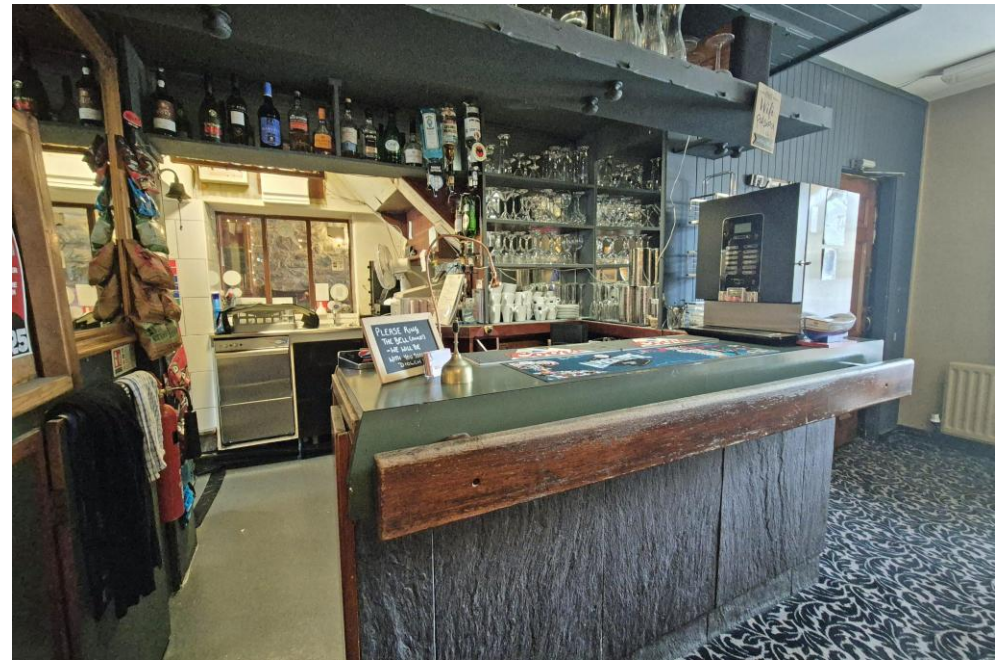
Entrance vestibule leading to trade areas. The LOUNGE/BAR is to the left and offers a range of fixed booth upholstered seating, and loose seating to accommodate 30 patrons. The slate fronted bar/hatch counter interconnects the lounge-bar with the public bar. With an original slate fronted feature fireplace, exposed stonewalls, beamed ceiling and is carpeted throughout.

The PUBLIC BAR is to the right of the entrance vestibule, the L-shaped room has a range of loose and fixed seating to accommodate 35 patrons. The slate fronted bar counter interconnects with the lounge/bar, includes a working fireplace with log burner, exposed stone walls, TVs and a darts area which is carpeted throughout.

LADIES' AND GENTLEMAN'S TOILETS located in the rear vestibule are accessible from the Lounge bar/ public bar. Ancillary areas include an on-level KEG CELLAR and locked bottle DRY STORE.

RESTAURANT AREA on split level, featuring wood-effect porcelain tile flooring, exposed stone walls and modern décor and lighting throughout. The restaurant accommodates 28 covers.

A generous sized TRADE KITCHEN to the rear of the building is well equipped with catering equipment and appliances, newly installed refrigeration units, a hood canopy and a wash/prep area. Adjacent to the main kitchen is a separate PREP ROOM which features refrigeration units and multiple preparation areas.







Owners' Accommodation

The private owners' accommodation is on the second floor and comprises a spacious well-appointed LOUNGE that overlooks the market square, BATHROOM, FITTED KITCHEN and large DOUBLE BEDROOM. Situated on the third floor are TWO DOUBLE BEDROOMS. The area offers comfortable and spacious living space with much character and charm.

External

Beautifully presented rear TRADE PATIO which is split into two areas and offers mountain views. The first provides picnic style benches and loose tables/chairs to accommodate 30 and includes a sheltered seating area and a utility room. The second area is found at the rear of the property; it can accommodate 30 customers and features a woodshed, general storage shed, and secure gated access that can accommodate deliveries.

PRIVATE PARKING for one vehicle. There is street parking available to the front of the property.



The Business

With the season due to get underway at Easter, this is an ideal opportunity for a new owner to take charge of a long-established and highly regarded business. The Union Inn is a traditional public house that has been operated by our client for over 20 years and is now being offered to the market due to their retirement. The business has an excellent reputation and a loyal customer base, being supported by both locals and tourists visiting the area. We are advised net sales are in the region of £300,000 per annum and offers much potential for increased trade by extending current opening hours as the current times reflect our clients' preparations to retire. With the added opportunity of being able to offer the owners' accommodation to the short-term holiday market, subject to obtaining the relevant local authority's permission. The Union Inn is known for its warm and friendly atmosphere, formal dining environment, traditional home cooked meals, Casque Mark status and boasts excellent reviews on platforms such as the CAMRA Good Beer Guide, TripAdvisor and Facebook. The Union inn was also recently presented with an award from the Ffestiniog Railway Society in special recognition of its ongoing support for its members and volunteers over the years. In our opinion, the business would ideally suit an experienced chef or family team and, due to its location and stunning setting, would offer a great work life/balance if used as a residential property too.





Licences

A Premises Licence is held for the retail of alcohol between 11:30 and 02:00, seven days a week

Current bar opening hours (Summer):

Mon-Thur: 17:00-22:30

Fri: 17:00-23:30

Sat: 14:00-23.30

Sun: 12.00-22:30

(Winter):

Mon-Thur: 17:00-22:30

Fri-Sat: 17:00-23.30

Sun: 17:00-22:30

Restaurant opening hours:

Monday/Tuesday: Closed

Wednesday to Saturday: 17:00 - 21:00

Sunday: 12:00 to 14:30 & 17:00 - 21:00

Services

All mains services are connected. The property benefits from gas fired central heating.

Rateable Value: £8,800

Local Authority: Gwynedd County Council

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.

Administration Fee

The purchaser will be required to pay Sindey Phillips Limited an administration fee of £2,000 plus VAT on completion.

Completion

Completion to take place within 28 days of the Auction, being 16th April 2026.

Viewing

Please telephone the Auctioneers on 01512 204879.

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

Vendor's Solicitors

Breese Gwyndaf, 60 High Street, Porthmadog, Gwynedd, LL49 9LL

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS BUYING AT AUCTION

1. The attention of prospective purchasers is drawn to the General and Special Conditions of Sale which are available for inspection at the office of the Vendor's Solicitors and at the office of the Auctioneers. Some auction packs may also be viewed online, visit www.sidneyphillips.co.uk.

2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies. It is advisable to arrange for a survey of the property prior to the auction.

3. As soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a contract to purchase the relevant property. The purchaser is immediately at risk in relation to the property and should therefore have confirmed bank or building society finance arranged (if required) and will also be deemed to have made prior arrangements for any insurance cover that is required (see Property Insurance).

4. On a property being knocked down, the successful bidder must immediately present to the Auctioneer's Clerk his name and address and, if appropriate, the name and address of the person or Company on whose behalf he has been bidding. The successful bidder must sign and exchange contracts with the Vendor's Solicitors prior to leaving the room and at the same time pay to the Auctioneers a deposit of 10% of the purchase price subject to a minimum of £2,000 per Lot. In default of any of the above, the Auctioneer shall be entitled as agent for the Vendor, to treat the failure or default as a repudiation and rescind the contract. Thereafter, the Auctioneer shall be entitled to resubmit the property for sale and if a successful bidder does not pay a deposit and/or complete the memorandum, the Vendor reserves the right to claim any loss he suffers as a result.

5. The Vendor has a right to sell before the auction or withdraw the lot and neither the Auctioneer nor the Vendor is responsible for any abortive costs, loss or damages of a prospective purchaser. Information as to pre-sale or withdrawal of a lot can be obtained from the Auctioneers at any time prior to the auction but is valid only up to the time of enquiry.

6. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the property is expressed to be subject or have the benefit of and in respect of any contents, fixtures and fittings expressed to be included in the sale by making an inspection of the property and all the necessary enquiries with Sidney Phillips, the Vendor, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.

7. All location plans published in the particulars of sale are copyright and are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold but are for identification purposes only. The boundary lines and numbers on the photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold. Purchasers are advised to view the special conditions in respect of the precise interest to be conveyed.

8. Any guide prices issued or any estimates or values mentioned in negotiations or discussions with the Auctioneers or any of their representatives cannot be relied upon by a prospective purchaser as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies or other authorities. In all respects prospective purchasers are deemed to have relied upon their own knowledge or the advice of their own professional or other advisors.

9. Inspection of investment properties is by courtesy of the tenant. Inspection of properties with vacant possession only by arrangement with the Auctioneers. Interested parties should ring the office to discuss viewing arrangements or book appointments before making their journey.

10. The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have NOT been tested by the Selling Agents. Prospective purchasers should therefore undertake their own investigations/survey to clarify the suitability of such services to meet their particular requirements.

11. The dimensions and/or areas shown in this catalogue are intended to be accurate to within + 5% of the figure shown. If greater accuracy is required, we advise intending purchasers carry out their own measurements.

12. We are advised by the Vendor, where appropriate, that an EPC (Energy Performance Certificate) has been commissioned and will be available within the legal pack.

PROPERTY INSURANCE

Once the hammer falls at a Property Auction, the purchaser becomes liable for the insurance of the property he has bought. If any purchaser/s require insurance cover, please consult the Auctioneers.

GUIDE PRICE

The Auctioneers have indicated a guide price. No responsibility can be accepted for the accuracy of guide prices provided. Guides are provided as an indication of each Seller's expectation. They are not necessarily figures for which a property will sell and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve which is a figure below which the Auctioneer cannot sell the Lot during the Auction. Please check our website at www.sidneyphillips.co.uk or telephone the office on 01981 250333 in order to stay fully informed.

CONDITIONS OF SALE

The Lot will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale which have been settled by the Vendor's Solicitors. These conditions may be inspected during the usual office hours at the offices of the Vendor's Solicitors, mentioned in these particulars, during the five days (exclusive of Saturday and Sunday), immediately before and exclusive of the day of the sale. Some auction packs may be viewed online, visit www.sidneyphillips.co.uk. The conditions may also be inspected in the Sale Room at the time of the sale, but they will NOT then be read aloud by the Auctioneer. The purchaser/s shall be deemed to bid on those terms, whether he shall have inspected the conditions or not.

MISREPRESENTATIONS ACT 1967

The Agents for themselves and for the Vendors of this property, whose Agents they are, give notice that:-

These particulars do not constitute any part of an offer, or a contract. All the statements contained in these particulars are made without responsibility and are not to be relied on as statements or representations of fact and they do not make or give any representations or warranty whatsoever in relation to this Lot. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness

of each of the statements contained in these particulars.

MONEY LAUNDERING REGULATIONS 2017

These regulations cover the activities of service providers amongst many, which includes Estate Agents and Auctioneers. These requirements apply to all property auctions. In line with banks, IFAs and other providers of professional services, we will now be required to seek proof of the buyer's identity.

Deposits - Deposits will be payable immediately following the fall of the hammer. Payment is required by Banker's draft, or cheque.

All successful bidders must provide proof of identity and address to the Auctioneers immediately after the fall of the hammer (when completing the Purchaser's Slip) as follows (one document from each list).

IDENTITY DOCUMENTS

- Current signed Passport
- Current full UK/EU Photo Card Driving Licence (1)
- Current full UK Driving Licence (old style) (1) (Provisional Driving Licence will not be accepted)
- Resident Permit issued by the Home Office
- Inland Revenue Tax Notification
- Firearms Certificate

These items may be used to evidence identity or address, but not both.

EVIDENCE OF ADDRESS

- Current full UK Driving Licence (old style) (1) (Provisional Driving Licence will not be accepted)
- A utility bill issued within the last 3 months (but not mobile phone bills)
- Local Authority tax bill (valid for the current year)
- Bank, Building Society or Credit Union statement containing a current address
- The most recent original mortgage statement from a UK lender

If the buyer's details are different from the successful bidder's, then the buyer will also be required to submit their details and these will be requested from the buyer's solicitor following the auction.

Failure to comply with the above could invalidate your bid and purchase of any Lot.

GUIDE PRICE

PRIOR SALE/WITHDRAWAL - The vendor reserves the right to withdraw the property or sell by private treaty prior to auction. Please check with the Sidney Phillips office before travelling to attend the auction.

STOCK IN TRADE - All wet and dry stock in trade, returnable containers and bar glassware to be taken over at valuation on completion.

VAT - VAT may apply on the sale of this property. This will be levied on the specific proportion of the price of the freehold property at the prevailing rate. Purchasers may wish to satisfy themselves by independent professional advice that this VAT may be reclaimed.

CONDITIONS OF SALE - The property will, unless sold prior or withdrawn, be sold subject to Special and General Conditions of sale which have been prepared by the Vendor's Solicitors. These Conditions will be available for inspection at the offices of the Vendor's Solicitors.

RESERVE/BIDDING - The property will be offered subject to a reserve price and the vendor and their Agents further reserve the right to bid at the Auction.

DEPOSIT - The purchaser will be required to pay a 10% deposit in the sale room immediately the Auction is concluded.

COMPLETION DATE - This will be announced at the time of the Auction.

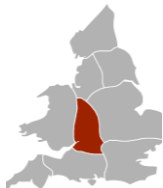
SERVICES AND EQUIPMENT - Reference to any service, equipment, fixture or fitting shall not constitute a representation as to its condition or that it is capable of fulfilling its intended function. Applicants should satisfy themselves as to the fitness of such items for their requirements.

BREWERS EQUIPMENT - Dispensing and other equipment for beers, wines and spirits not specifically mentioned remain the property of the Brewery or other Suppliers in accordance with the usual custom in the licensed trade.

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

All negotiations must be conducted through Sidney Phillips Limited (trading as Sidney Phillips). These particulars do not constitute any part of an offer or contract and properties are offered subject to being sold, let or withdrawn without notice at any time and without liability for any expenses incurred by applicants. All statements and descriptions are made without responsibility or warranty by us, the vendors or lessors. Intending purchasers/applicants must check for themselves.

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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.