

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	75	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Cavendish**  
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## The Brookhouse Mill Brookhouse

Denbigh,  
LL16 4RD

## Offers Over

# £500,000

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**  
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

AN ICONIC INN AND RESTAURANT WITH LARGE SELF-CONTAINED APARTMENT SET WITHIN EXTENSIVE GROUNDS AND LARGE CAR PARK STANDING IN A VERY PROMINENT POSITION ADJOINING THE MAIN A525 RUTHIN TO ST.ASAPH ROAD JUST ON THE OUTSKIRTS OF DENBIGH.

SELLING ON BEHALF OF THE EXECUTORS THIS LARGE AND VERY WELL KNOWN RESTAURANT HAS BEEN CLOSED SINCE 2021 DUE TO THE UNTIMELY LOSS OF THE OWNERS. IT REMAINS FULLY FURNISHED AND EQUIPPED TO THE VERY EXTENSIVE RESTAURANTS AND BARS TO THE GROUND AND FIRST FLOORS, AND HAS A LARGE AND ADAPTABLE APARTMENT TO THE SECOND FLOOR.

APPROX 9000 SFT IN TOTAL WITH 168 COVERS ARRANGED OVER 5 RESTAURANT AREAS AND LARGE CONSERVATORY, EXTENSIVE KITCHENS AND PREP ROOMS ON BOTH FLOORS.

LARGE AND SECLUDED GARDENS TO THE REAR AND A LARGE 0.5 ACRE CAR PARK.

ABOUT 1.16 ACRES IN TOTAL .. FOR SALE FREEHOLD, FREE FROM TIE.

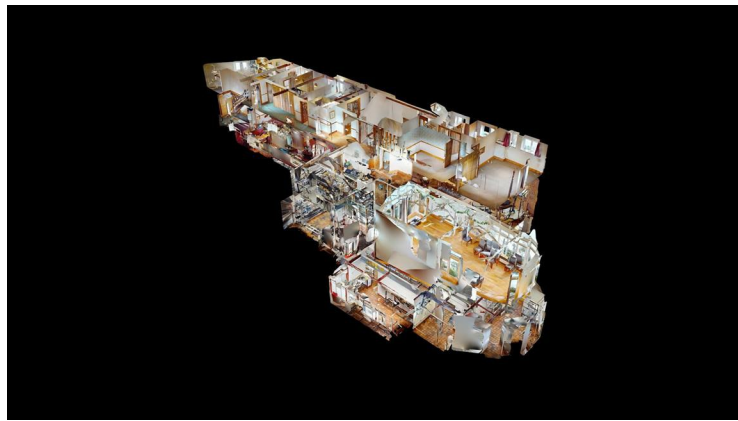


## LOCATION

The Brookhouse Mill is located on the southern boundary of Denbigh town benefitting from a very prominent position adjoining the main A525 trunk road inter-connecting the A55 Expressway at St.Asaph with Denbigh, Ruthin and thereafter the Wrexham and Llangollen areas and is a very busy thoroughfare. It stands in the heart of The Vale of Clwyd, an area noted for its scenic beauty and increasingly a tourist destination.

Denbigh is a thriving town centred on its historic castle and has a wider population of circa 9,000.

## 3D VIRTUAL TOUR



Available to view on-line.

The Brookhouse Mill has been a highly regarded Inn and restaurant for many years and became one of the most popular and regularly visited premises in The Vale. It is a very substantial and versatile building being three storey in the main to include a large 4 bedroom self-contained apartment to the upper floor.

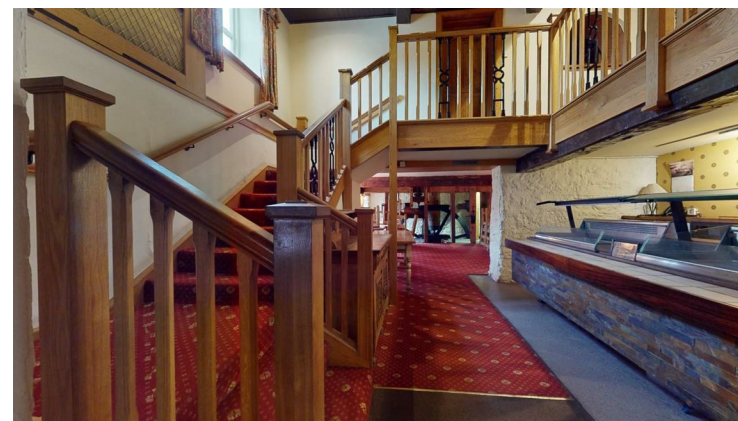
Adjoining the River Ystrad and as the name suggests it was built as a working Mill and remnants of this era remain with the impressive vertical drive shaft and some of the gearing and mill stones remaining as a very distinctive feature in the restaurants at ground and first floor level.

## ACCOMMODATION



The restaurants are extensive with the large main bar bar to the right hand side of the main entrance, a Altro apron to the servery and The Cottage Dining Room.

There are heavy beamed ceilings in part with fixed upholstered seating.



To the left hand side of the entrance is a carvery counter which leads through to the main restaurant which features the Mill workings.

## LICENCE

A premises licence is understood to prevail.

## BUSINESS RATES & COUNCIL TAX

Denbighshire County Council - current rateable value on the commercial element £47,750.

Residential apartment - Band C

## TENURE

The property is freehold, free from tie and with vacant possession.

## PLANNING

The Brookhouse Mill is not a listed building.

## SERVICES

Mains water, gas and electricity. An enclosed and private drainage system located within the grounds, a detailed survey report is available.

## FIXTURES & FITTINGS

The fixtures and fittings that remain on the premises at the time of completion will be included in the sale. This excludes any third party owned items such as beer raising and cellar cooling equipment.

The building remains almost fully furnished and an inventory is available should prospective buyers wish to purchase free standing equipment to the kitchen and restaurants.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically

verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

## MATERIAL INFORMATION REPORT

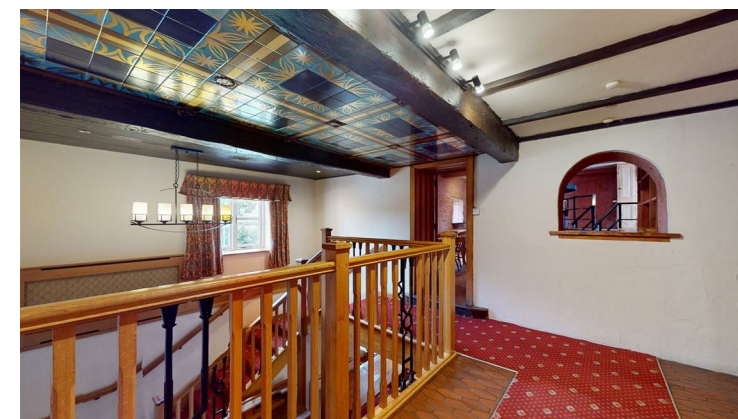
The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.



To the left hand side is a restaurant used for private functions and dining with its own bar. It has a tiled floor and impressive mill workings and grinding stones. This room also leads through to the large conservatory room with timber flooring.



## FIRST FLOOR



The first floor is approached over a wide staircase to a central lobby.



To the right hand side of the lobby is a very large and dedicated function room ideal for wedding parties with a carpeted floor to the main, a dance floor and further side restaurant area.



KITCHENS - GROUND FLOOR

KITCHENS - FIRST FLOOR



There is an impressive commercial kitchen and ancillary rooms to the ground floor with tiled floors and walls in the main, together with a range of fixed stainless steel equipment. There is a large wash room, prep rooms and storeroom with walk-in refrigeration and an upland beer cellar.

A self contained commercial kitchen with tiled floor and walls in the main and a range of fixed catering equipment, There is an adjoining store room and it inter-connects with both restaurants and conservatory.



### WASH ROOM FACILITIES

Ladies and Gents wash room are located to the ground and first floors.

### SELF-CONTAINED APARTMENT



There is a wide south facing patio to the front elevation.

To the rear are extensive and private lawn gardens with separate vehicle access off the unadopted no-through lane which leads along the river.



Approached from an external staircase to the rear of the building and from the first floor main function room it provides a very spacious 4 bedroom apartment with lounge, dining room, fitted kitchen with utility room and two bathrooms.

### OUTSIDE - CAR PARK



The property benefits from a large gated carpark to the opposite side of the river with pedestrian walkway over.

