



We Three Loggerheads

Ref: 5651805

Ruthin Road, Mold, CH7 5LH

Freehold: £625,000

Immaculate freehold inn with rooms

Lounge bar, separate dining restaurant (100)

2 refurbished en suite letting bedrooms

Profits for 9 months to Dec 2021: £111,779

Beer patio: 120 covers. Private car park: 21

One bed owner's accommodation. Energy Rating E



A two floor detached property, dating in part back to the 17th Century, of brick and stone colour rendered elevations beneath a multi pitched tiled roofline with single floor ancillary extensions to the side and rear.

The property has the advantage of two self-contained en suite bedrooms which have recently been completely re-built and refurbished by the current owners. External dining area/beer patio for 120 and private parking for 21 vehicles.



Location

We Three Loggerheads is a 17th Century Coaching Inn located upon Ruthin Road (A494) and opposite Loggerheads Country Park with an area of designated outstanding natural beauty. The property is most easily accessible eight km south west of junction 33b of the A55, North Wales link road.

External Details

Externally there is an excellent sized riverside beer garden that has been recently refurbished that includes three covered pods, and private parking for 21 vehicles.

Letting Accommodation

Two recently completed self-contained en suite bedrooms.

Internal Details

Covered porch to lounge/local's bar, served by a good sized centrally located wooden topped bar servery with quality wooden flooring, free-standing tables and chairs, fixed perimeter seating, cosy fireplace with wood burning stove and beamed effect ceiling.

Archway through to dining restaurant, good size and impressive trading area with vaulted ceilings, good size corner bar servery, quality wooden flooring, free-standing tables and chairs with combination of leather high backed seating and sofas, open grate fireplace, good size pitched windows to the rear elevation.

Comprehensively equipped trade kitchen with separate fridge & freezer room, three chest freezers & walk-in commercial fridge, large office & storage area, small office, cellar with beer drop, ladies & gents toilets.

Owner's Accommodation

Situated on the first floor and recently refurbished and re-fitted by the current owners, the owner's accommodation comprises; lounge open to dining kitchen, double bedroom, and separate bathroom.

Trading Information

Accounts for 9 months to 31/12/21 show a net turnover of £343,777 with a gross profit margin of 68%, and profits of £111,779.

Detailed trading information will be provided to seriously interested parties.

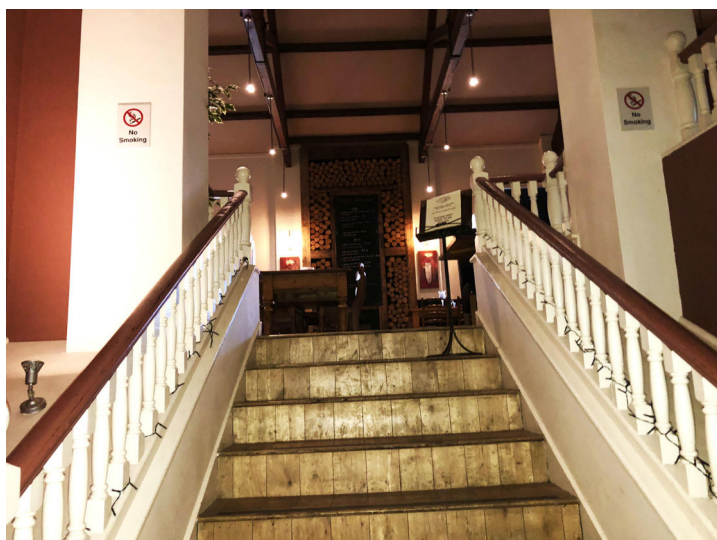
Trading Hours

Sunday to Thursday: 12pm - 9pm

Last food order at 7pm

Friday & Saturday: 12pm - 11pm

Last food order at 8pm



The Opportunity

The business has been owned and operated by our clients for over 13 years, during which time the property has been comprehensively refurbished and is now regarded as one of the area's premier hosteleries with a strong emphasis on locally sourced quality food and beverage, with the addition of the two contemporary en suite letting bedrooms in the adjacent outbuilding.

The location of the business attracts visitors from all over the country due to its close proximity to the Clywdian range which is popular with walkers, and is considered to be within an ideal tourist destination.

For more detailed trade information and menus please see the [business' dedicated website](#).

Business Rates

The Rateable Value is £30,000 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the relevant local authority.

Regulatory

Premises licence.





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Manchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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