



The Lion Hotel

Ref: 5651954

Tudweiliog, Pwllheli, LL53 8ND

Freehold: £699,000

300 year old detached public house

Family owned and operated since 1970

Idyllic rural location

176 covers. 4 en suite letting bedrooms

Adjusted Net Profit Y/E 2019: c. £110,000

Energy Rating D



A 300 year old detached property fronted by gardens, tables & chairs, in addition to ample parking and a children's play area.

This cheerful village inn has traditional furnishings in the lounge bar and two dining rooms, one for families and the other for adults and residents.

Situated to the first floor are four letting bedrooms.

The Lion Hotel comes to the market due to retirement.





Location

The Lion Hotel is located in Tudweiliog, Pwllheli standing at a tangent to the road B4417, a popular stop for both locals and tourists where close by they can enjoy coastal beaches in Gwynedd, three popular golf courses, Pwllheli sailing club and the Pen Llyn Lusitano stud and riding centre which is well known for it's riding holidays and classical dressage lessons.

The property is easily accessible via the A487 from Caernarfon onto the A499 towards Pwllheli, taking the right onto the B4417 to Nefyn through Edern to Tudweiliog.



Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.



Internal Details

Situated on the ground floor, there are two bars with the bar to the front accommodating up to 36 covers with an additional conservatory providing seating for 12. To the rear is a 'public bar' with pool table, darts, TV and AWP machines with seating for 40, and a snug for 14.

Family dining room, which can be used for functions, with seating for 54 persons, and a breakfast room with seating for 20 covers.

Ancillary areas:

Catering kitchen, store rooms, cellar, ladies, gents, and disabled toilets.



Letting Accommodation

Situated to the first floor are four well presented en suite bedrooms.



External Details

To the front elevation there is a pleasant garden with substantial seating and children's play area. Covered smoking shelter and a car park providing spaces for circa 50 vehicles.

Owner's Accommodation

A separate one bed apartment set over two floors with terrace.

Other Property

By way of separate negotiation is an attractive three bed house adjacent to the public house.

Business Rates

The Rateable Value is £39,000 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.

The Opportunity

Family owned and operated since 1970, this well established business has been hugely successful due to its idyllic rural location, fantastic food and great service.

The business trades during the hours of 12-3 pm and 6-11 pm, but is open all day during the summer holidays. There would be room for a new owner operator to expand upon the current opening hours by offering an all day service, especially on weekends, or perhaps by offering breakfast/brunch menus during peak times. There is also the opportunity to increase turnover by developing the food and accommodation side of the business.

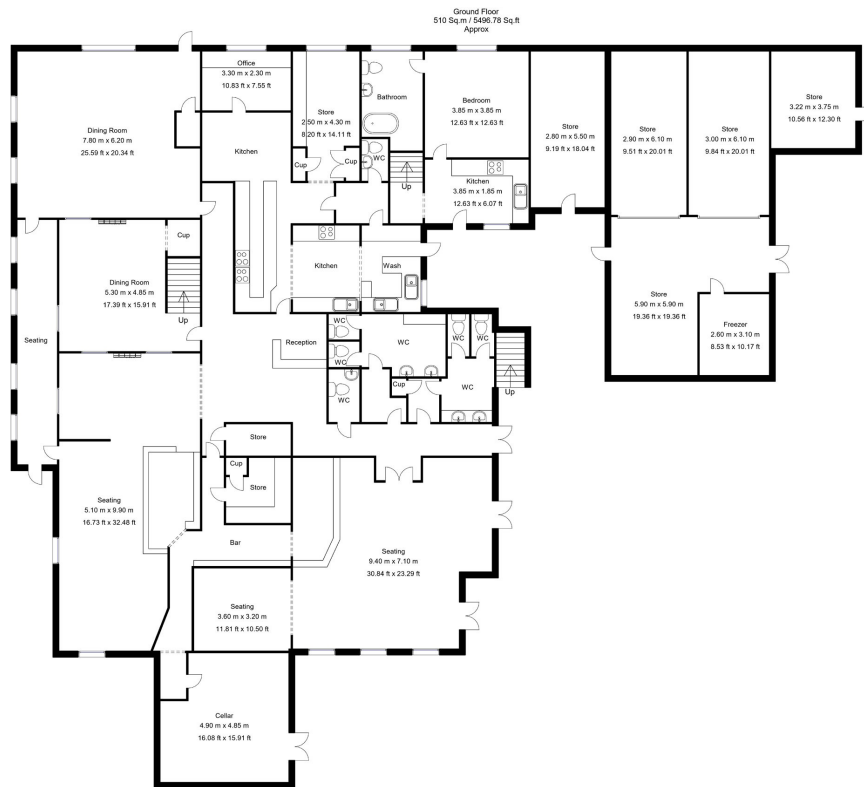
For further information on trade, tariffs and menus please visit the business' dedicated website: www.lionhoteltudweiliog.co.uk

Trading Information

Accounts for year end 30 April 2019 show a net turnover of £545,977 with a gross profit of £341,351 and a net profit of circa £110 000.

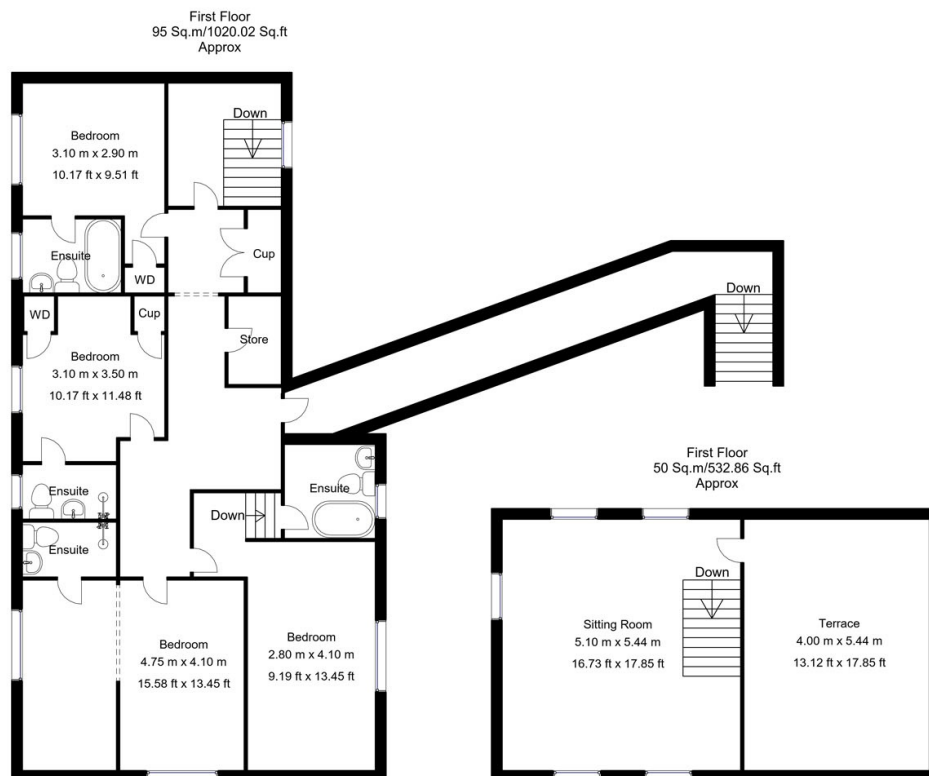
Regulatory

Premises licence.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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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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