

Pwll Gwyn, Denbigh Road, Afonwen, Mold CH7 5UB



- **Prominent roadside position**
- **Fronting A451 Mold to Denbigh road**
- **Four bedroom owner's accommodation**
- **Five en-suite letting rooms**
- **Consent for sauce production, incl. Bottling & distribution**

**PRICE: £299,000  
(excl.)**

**FREEHOLD PUB/ RESTAURANT/ HOTEL  
FOR SALE**

**0121 600 7220**

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The Pwll Gwyn is located on the A541 Mold to Denbigh road, approximately 30 minutes drivetime for a number of tourist locations including Llandudno and the North Wales coast, Chester, Cheshire Oaks discount retail park and the Snowdonia National Park. The A55 is approximately 3.5 km (5.6 miles) to the north and gives access to Chester and beyond that The Wirral and Liverpool. From Chester, the M54 is accessible and links with the M6.

### **Description**

The property comprises a former 18<sup>th</sup> Century Coaching Inn which has long had a reputation as a popular pub and restaurant. The building sits in a prominent position next to the A541 and benefits from a converted stable block, gardens to the side and rear and a large car park. Many original features have been retained including stone mullioned windows, oak beams and stone fireplaces. In all the accommodation extends to approximately 554.9 sq m (5,973 sq ft) on a site area of 0.85 acres (0.34 ha).

The ground floor accommodation opens into a characterful bar area with oak beams and an inglenook fireplace. From here there is a doorway through to a lounge which has a Minster style stone fireplace, a serving area off and access through to a large conservatory dining room extension, which opens out onto the garden. In all, the restaurant accommodation provides approximately 70 covers. To the rear is a beer cellar, male and female toilets and a store room.

To the side of the main building there is a large commercial kitchen with food grade surfaces and flooring and a variety of store rooms. The kitchen has a comprehensive extraction unit and is offered with a variety of equipment including an LPG cooker with oven, a steam oven, a double sink unit and wash basin and a variety of stainless steel worksurfaces.

The first floor accommodation is accessed via the bar area but separate access could be created. There are four bedrooms on the first floor, together with a large living area, a kitchen and two bathrooms. The accommodation benefits from original stone fireplaces in one of the bedrooms and the lounge. A second floor provides two attic storage rooms.

The converted stable block is separately accessed from the car park and provides five en-suite letting rooms, two on the ground floor (one of which has an additional living space) and three on the first floor. There are the remains of a separate stone outbuilding to the side of the property and this has scope to provide further accommodation subject to statutory consents.

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### Accommodation

The property has been measured on a Net Internal Area basis and all measurements are approximate.

|                   | APPROX AREA    |                 |
|-------------------|----------------|-----------------|
|                   | M <sup>2</sup> | FT <sup>2</sup> |
| Ground Floor      | 276.9          | 2,981           |
| First Floor       | 101            | 1,089           |
| Second Floor      | 45.4           | 488             |
| Letting Rooms     | 131.4          | 1,215           |
| <b>TOTAL AREA</b> | <b>554.9</b>   | <b>5,973</b>    |



The area of the stone outbuilding is 25.4 sq m (2,74 sq ft). The site area has been measured by way of an online mapping tool and all measurements are approximate. The site area extends to 0.85 acres (0.34 ha).

### The Business

The current owners initially purchased the Pwll Gwyn as a base from which to run their artisan food production business, as the property has consent for the small scale artisan production of sauces and condiments including bottling and distribution. In addition, they ran supper club nights and private dinner parties based around the development and promotion of their business. They have also offered the five letting rooms, all of which have en-suite bathrooms, televisions and fridges in the rooms, on an ad hoc basis to fit around their business. One of the rooms has a separate sitting area with potential for kitchenette. Now that this enterprise has moved off-site, the property offers huge potential for developing a pub/ restaurant with letting rooms. The picturesque surroundings and location in a popular tourist area make this a unique opportunity for buyers.

The current owner has retained the premises licence for selling alcohol so purchasers will be able to supply alcohol for on and off-site consumption. Under the current owner, the kitchen has obtained and retained a 5 Star Hygiene Rating and had accreditation for Safe and Local Supplier Approval (SALSA) and organic Soil Association certification.

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The property is offered for sale with all furniture, fixtures and fittings from the pub/ restaurant, letting rooms and kitchen included. A full inventory can be provided upon request.

### Tenure

The freehold title WA852364 is offered for sale.

### Services

We have not tested any services on site. We understand that the property has the benefit of mains electricity, water and drainage. All interested parties should make their own enquiries.

### EPC

Not required as the property is Listed.

### Planning

In 2014 planning consent was granted under reference number 052414 for a part change of use for the small scale artisan production of sauces and condiments including bottling and distribution. We understand that the property is Grade II Listed.

### Rateable Value

Interested parties should make their own enquiries. The property has a rateable value for 2018/19 of £17,500.

### Local Authority

Flintshire County Council, County Hall, Mold, Flintshire CH7 6NB  
TEL: 01352 752121

### Guide Price

Offers invited in the region of **£299,000 (Two Hundred and Ninety Nine Thousand pounds)** excluding VAT for the freehold interest.

### VAT

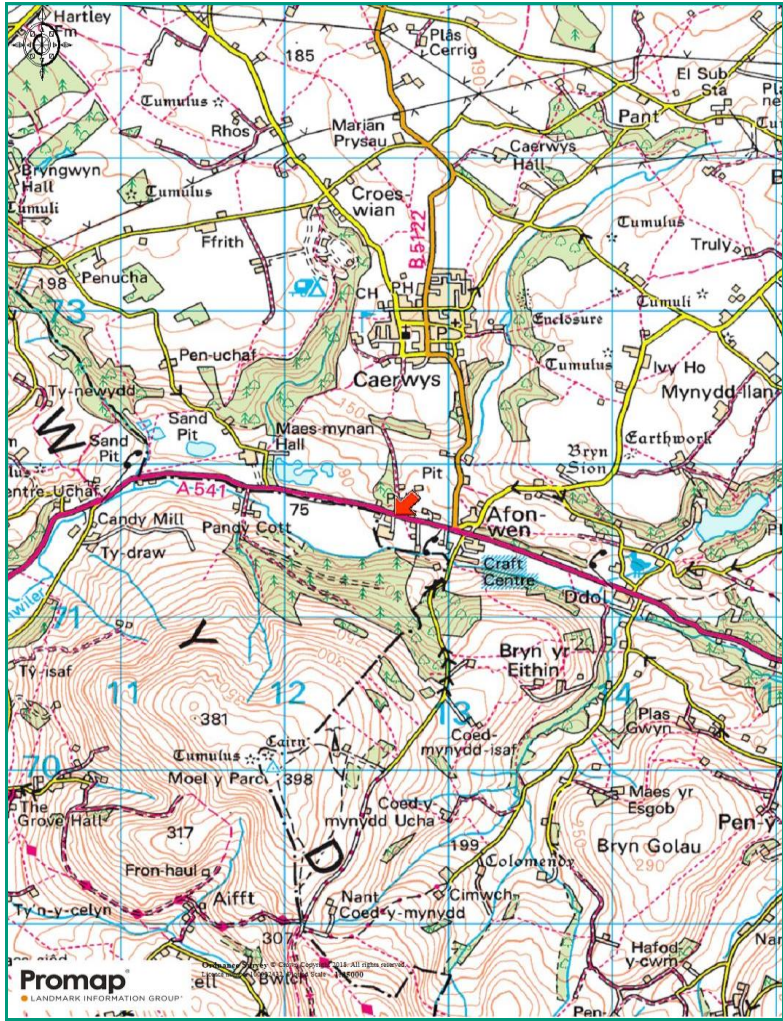
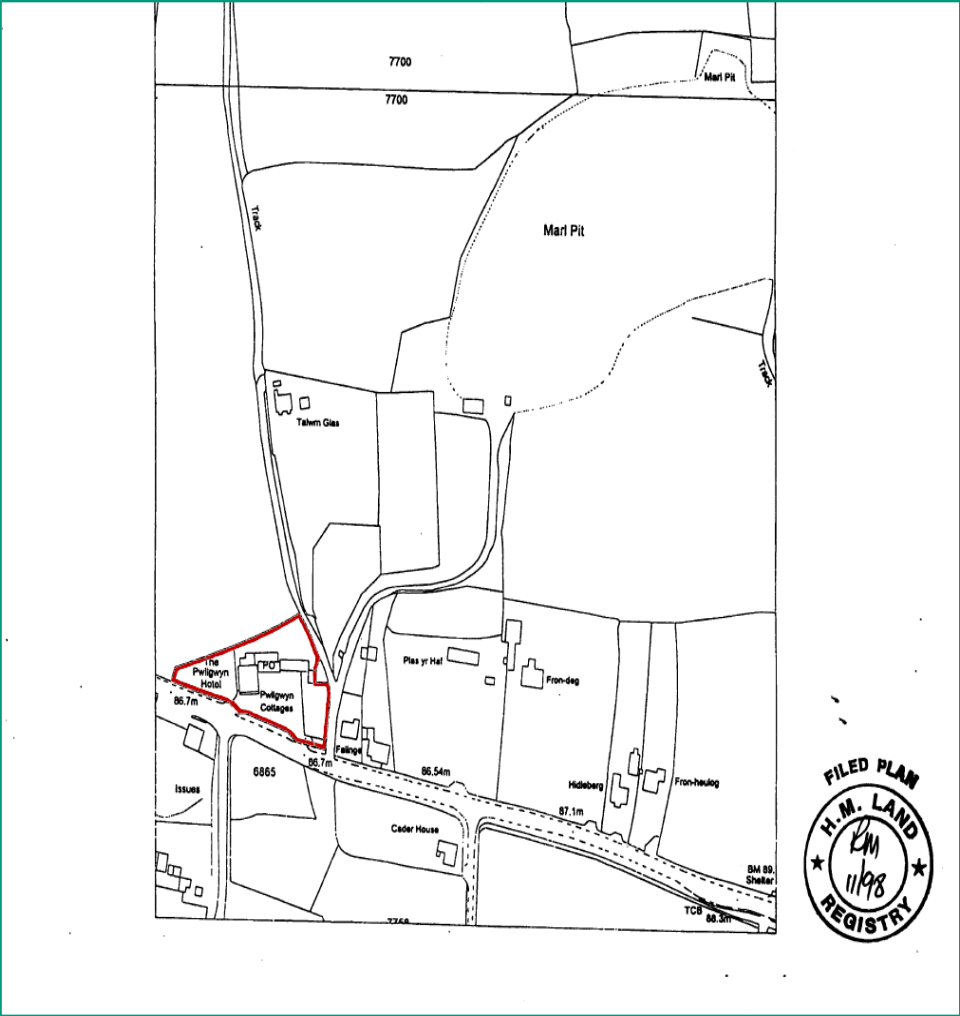
The property is elected for VAT and therefore VAT is payable in connection with this transaction.



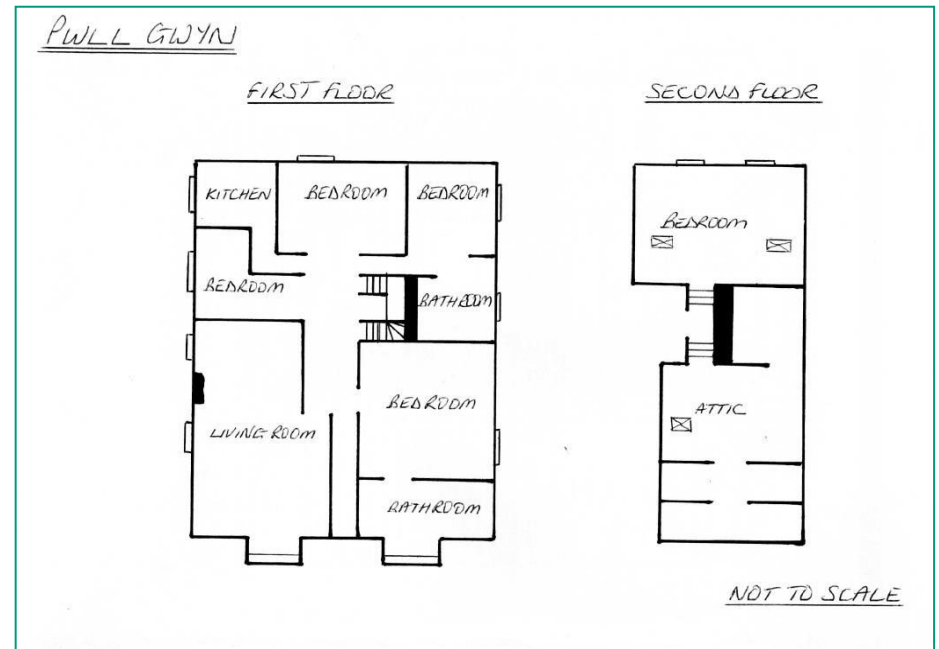
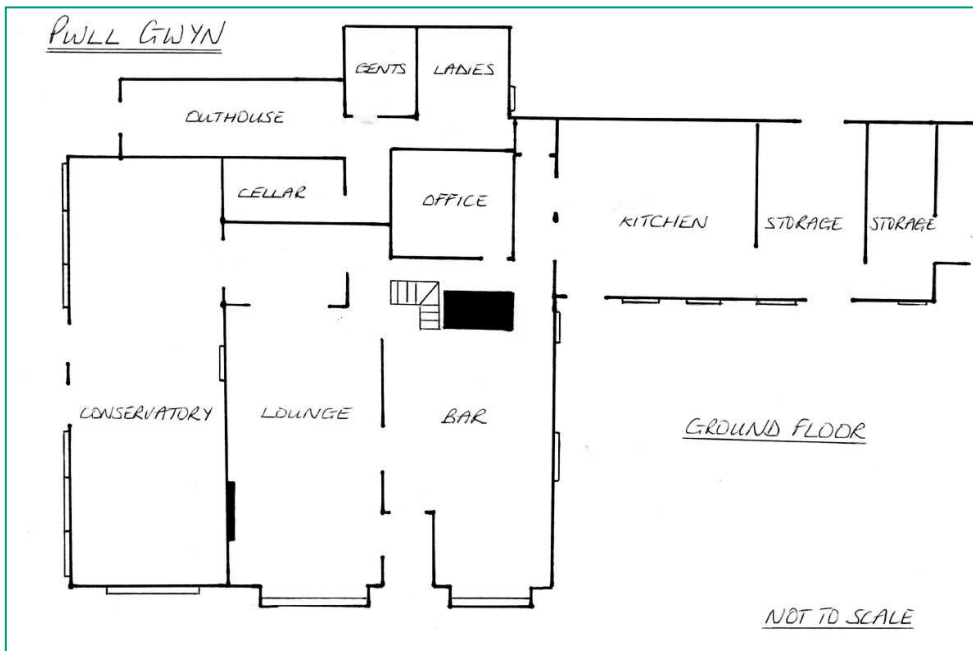
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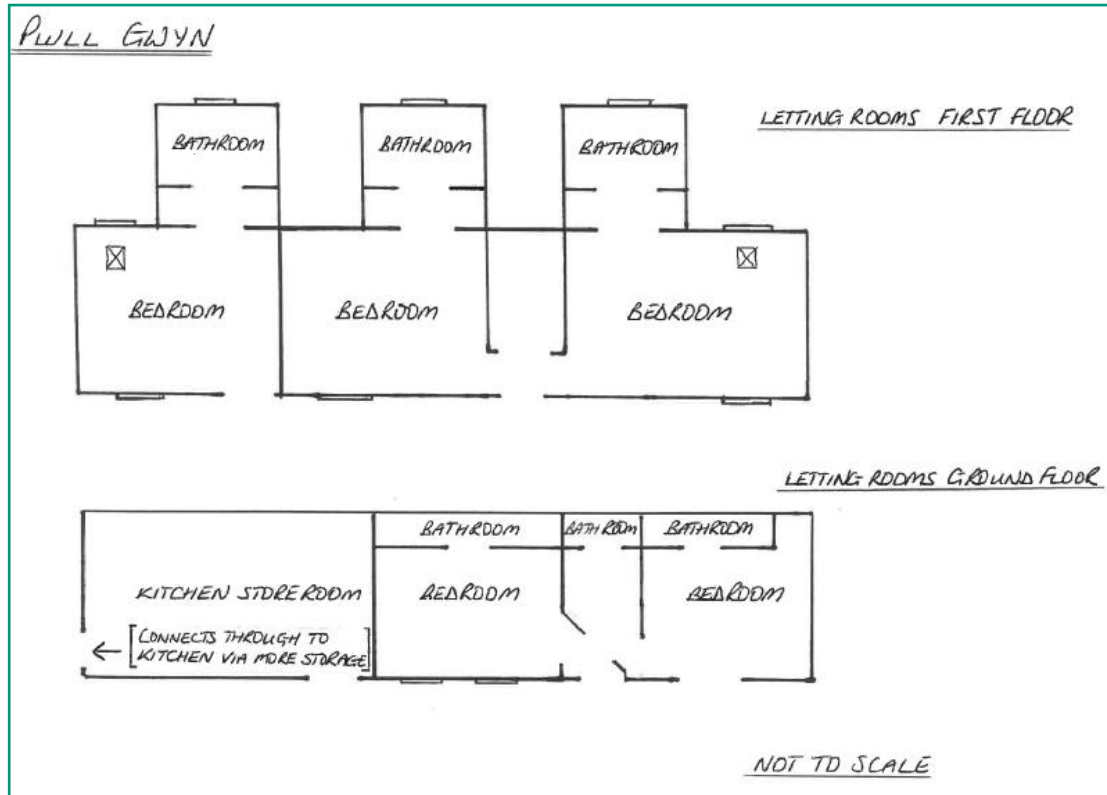
## Viewings

Strictly by appointment with the sole agents, Aitchison Raffety.



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