

ALL ENQUIRIES DETACHED PUBLIC HOUSE

CUSTOM HOUSE HOTEL

High Street, Connah's Quay, Deeside, CH5 4DF



Key Highlights

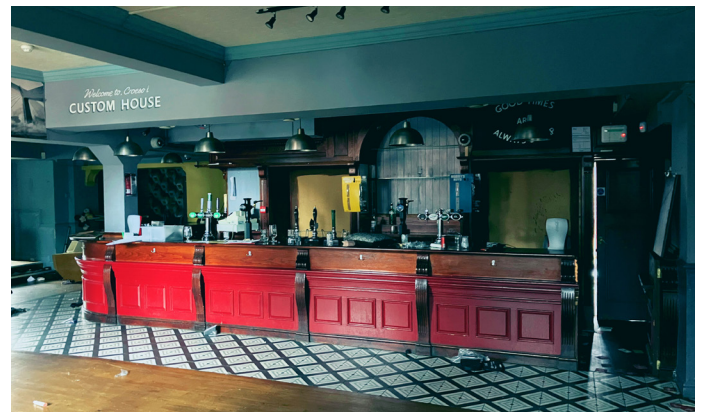
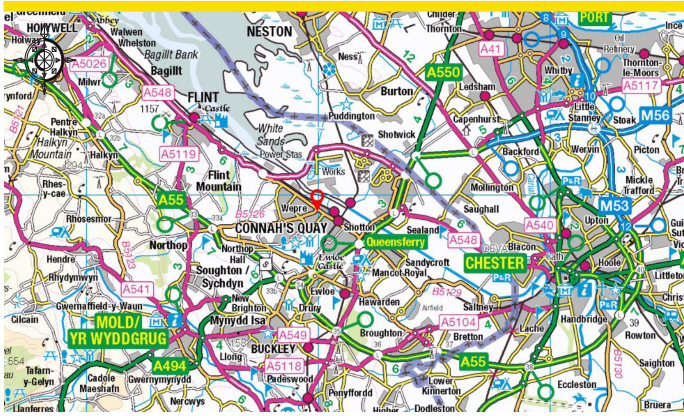
- Detached Public House with Customer Car Park
- Prominently Positioned on Connah's Quay High Street
- Ground Floor Central Bar Servery
- First Floor Letting Accommodation
- Beer Garden
- Freehold and Rental Offers Invited

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Location

The Custom House Hotel is located in the large town of Connah's Quay, North Wales. Connah's Quay is a town located in Flintshire, within the Deeside conurbation, lying on the south bank of the River Dee, close to the English border, approximately 8.7 miles north west of Chester, 16.9 miles south of Birkenhead and 14 miles north of Wrexham.

The Property is situated in the town centre at the junction of the B5129 and Mold Road in a mixed residential and retail area. Immediately to the rear of the site is The Salvation Army.

To the north of the Property, on the north bank of the River Dee is Deeside Industrial Park which hosts Tata Steelworks.

The Property is well connected by strong transport links in and out of Connah's Quay. The A494 is accessible approximately 1.5 miles to the south west which provides onwards access to major road networks including the M56 motorway and the A55 road across North Wales. The nearest bus station is located approximately 0.1 miles to the south east on the High Street.

Description

The Property comprises a detached two storey public house of brick elevations, partially rendered, set beneath a number of pitched and flat roofs.

Externally, to the rear, the Property includes a beer garden and an outbuilding, used as storage space. Beer patio to the side.

The total site area extends to 0.25 acres.

Accommodation

The Property benefits from three access points off the High Street (B5129), Dee Road (B5126), and Mold Road (B5126).

The three ground floor entrances lead to a public bar and lounge which provides a traditional two room operation with interconnecting bar servery. Ancillary trading facilities include DJ booth and customer WCs.

To the basement there is a beer cellar and stores.

To the first floor there is letting accommodation providing five bedrooms, two bathrooms and one kitchen, as well as the manager's office and storage room. A stairwell to the rear elevation provides access to the first floor.

The external outbuilding to the rear of the site provides storage space for the public house operations.

Terms

All Enquiries. Freehold and Leasehold proposals will be considered.

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Services

We are verbally advised that all mains services are connected to the Property.

Fixtures and Fittings

No fixtures and fittings will be included in the letting of the Property unless agreed.

Energy Performance Certificate

An EPC is in the course of preparation.

Rateable Value

The subject Property is listed in the 2023 Rating List with a Rateable Value of £13,750.

Legal Cost

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Figures stated are exclusive of VAT (if applicable).

Licence

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

Anti-Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

Viewings

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

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