



# The Mulberry Inn

Ref: 5646701

Llwynmawr, Llangollen, Wrexham, LL20 7BB

Freehold: £895,000

18 en suite letting bedrooms

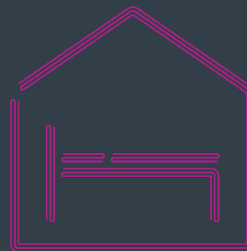
Restaurant: 60. Private dining: 20 cover

Bar & resident's lounge: 50+ covers

YE 2023 net income £730,756

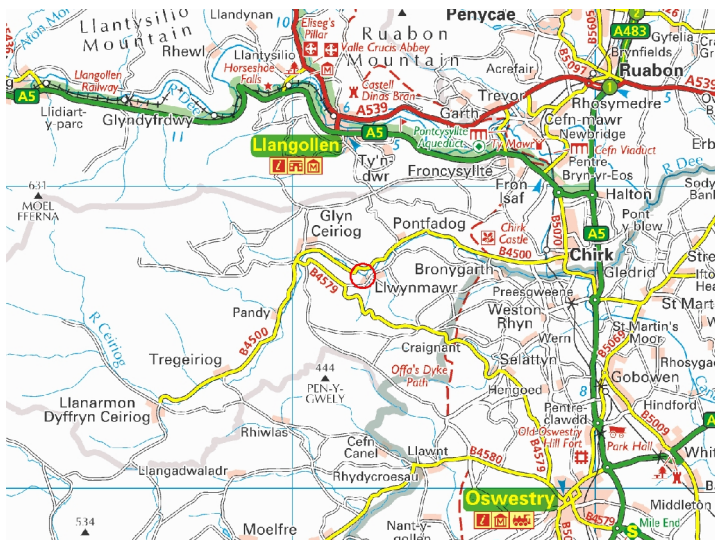
Planning consent for 4-6 additional bedrooms

Excellent condition throughout. Energy Rating C



An outstanding and attractive 'turnkey' hotel, voted No. 1 on TripAdvisor within the area.

The property comprises; 18 rooms with planning permission for an additional five or six, bar and restaurant, lawned gardens and decking area, and parking for approximately 20 vehicles.



### Location

The hotel occupies a scenic and semi-rural location at the end of the village, Llynmawr within the picturesque Ceiriog Valley, offering stunning views.

Situated off the B4500, the property is 6 miles west of the A5 at Chirk, 3 miles south of Llangollen and, 10 miles south west of Wrexham.

### Internal Details

- Restaurant: 60 covers
- Private dining room: 20 covers
- Bar & resident's lounge: 50+ covers

Ancillary areas include: reception area, offices, catering kitchen with large storage areas, fridge freezers, laundry room and beer cellar (basement).

### External Details

Set within approximately 0.6031 acres, the hotel offers lawned gardens, decking area and parking for approximately 20 vehicles.

### Letting Accommodation

All 18 bedrooms are contemporarily furnished and decorated, configured as follows:

Ground floor:

- 1 king size room

First floor:

- 5 zip & link rooms
- 3 deluxe rooms
- 4 king size
- 4 doubles
- 1 single room





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### The Opportunity

The business has an excellent reputation with overseas visitors and during the season receives a high number of bookings from European and Australian holiday groups. We have been advised that bookings for the remainder of 2022, and into 2023 are very strong.

The bar and restaurant is popular with locals especially on a weekend. There is potential to increase revenue by offering a lunch time menu, or by adding rooms as detailed in the current planning permission.

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### Planning Permissions

We have been advised that there is planning permission for an extension, overlooking the valley, for four guest rooms and owner's apartment, or alternatively six guest rooms. This has now lapsed.

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### Trading Information

We are advised that the net turnover for the last 5 years are as follows:

Year end 31 March 2023: £730,756  
Year end 31 March 2022: £646,039  
Year end 31 March 2021: £155,471 (Covid)  
Year end 31 March 2020: £608,699  
Year end 31 March 2019: £522,000  
Year end 31 March 2018: £560,000

Accounting information will be made available to seriously interested parties.

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### Staff

Our client operates the business with a complement of 11 full-time and 11 part-time staff.



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### Owner's Accommodation

Situated to the ground floor, there is a studio room with kitchen and bathroom for staff and, owners accommodation comprising; living room, bedroom and bathroom.

The owner's accommodation can be easily increased for a new owner, by either reducing the letting accommodation, or utilising accommodation within the extension as described in the planning permission.

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### 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.

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### Business Rates

The Rateable Value is £26,000 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.

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### Regulatory

Premises licence.



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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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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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