



## The Red Lion

Ref: 5652027

12 Denbigh Street, Llanrwst, LL26 0LL

Freehold: Offers over: £200,000

Vacant freehold inn - c. 330sqm

Open-plan lounge, snug & public bar

Ideal retail unit, subject to planning

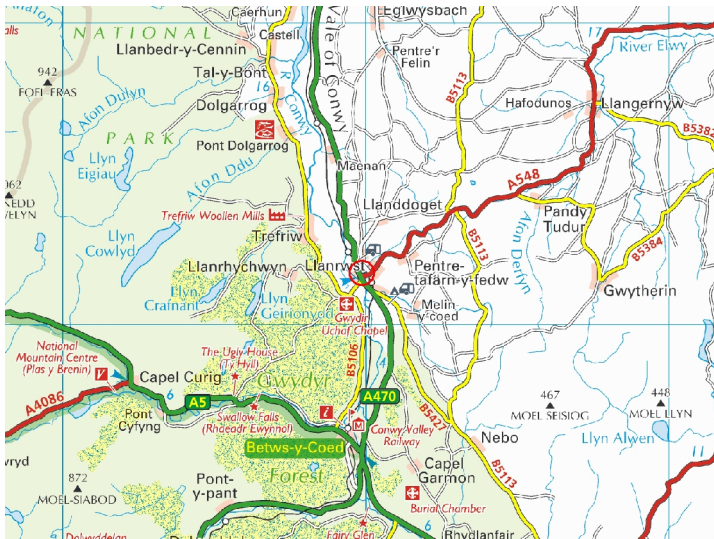
2 large receptions, 4 beds

Walled paved garden to the rear

All genuine offers considered. Energy Rating B



A double fronted two storey end of terrace with colour rendered rick elevations beneath a dormer style tiled roof. Walled beer patio to the rear



### Location

The property is centrally located upon Denbigh Street at its intersection with Watling Street, on the main licensed leisure circuit. Denbigh Street itself (A548) is accessed off the A470, 12 miles south of its intersection of Junction 19 of the A55.

The property sits within the Snowdonia National Park, having excellent leisure facilities for rambling and hiking and is some 5 miles from the attractions of Betws Y Coed.

### Internal Details

Centrally located wooden topped bar servery to former lounge bar, public bar and snug.

### Ancillary Areas

Main cool cellar, beer drop, two additional storage vaults, ladies & gents wc's.

### External Details

Walled paved seating area with smoking solution to the rear.

### Owner's Accommodation

Situated over first and second floor; comprising good sized lounge, dining kitchen, formal dining room (former restaurant area with small bar servery), office, bathroom, and 4 bedrooms to the second floor.

### The Opportunity

The business has previously traded as a wet led community local.

### Trading Information

Trading information provided to year end 31 March 2022 show a net turnover of £231,647 producing a gross profit of £47,756 . Please note, the business ceased trading in December 2022.





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### Trading Hours

Closed.

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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

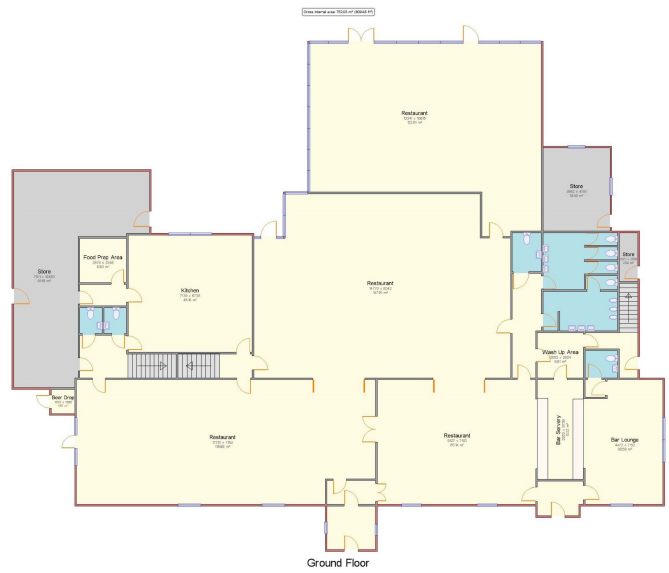
The Rateable Value is £7,550 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

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### 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:

### Grace Day

Business Agent

M:+44 7756 875 222

E:grace.day@christie.com

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.



For full information on Christie Insurance please call 03330 107189

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