



## The Coach & Horses

Ref: 5652048

Northop Road, Flint Mountain, Flint, CH6 5LG

Freehold: £350,000 plus VAT

Popular quaint village pub and restaurant

Main road position within the village

Large beer garden with outdoor pizza oven

2/3 bed owner/manager accommodation

c.50 covers internally and c.75 externally

Rear car park for 30 cars. Energy Rating C



Housed within an 18th century coaching inn this village establishment now serves as a popular pub and restaurant. The property benefits from a snug, dining area and a central bar, equipped with a commercial kitchen at the rear.

To the first floor are two double bedrooms, a kitchen, bathroom, and lounge area. Externally, the property features an outdoor terrace with a pizza oven for relaxed dining. There is a substantial 30-space parking area and an auxiliary storage building.

This property successfully preserves its historical character while offering a practical yet relaxed setting.



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### Owner's Accommodation

At first floor level there is a two-bed owner/ managers flat with lounge, bathroom, and kitchen with the benefit of separate external access and a private refuge area and garage.

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### Location

The property is located in the small village of Flint Mountain in Flintshire, North Wales. It is approximately 12 miles west of Chester and is situated midway between Mold and Flint on the A5199, situated off Junction 33 of the A55 North Wales Expressway. It is close to the coast of the Dee Estuary and the Irish Sea.

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### Internal Details

There is an entrance vestibule providing access to the main bar and to the dining area. The furniture comprises a mixture of tables, chairs, and booth style seating. Ancillary areas include a beer cellar, a commercial grade stainless steel kitchen with prep area as well as customer toilet facilities.

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### External Details

The road directly in front of the pub is a public highway and is maintained by the Local Authority. As previously mentioned, there is an outdoor drinking terrace equipped with a pizza oven for circa 75 covers. The property benefits from a large car park for 30 cars. There is an ancillary garage used for storage at present.

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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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### The Opportunity

With a great local following, the business benefits from a premium location with very little competition within Flint Mountain. The Coach and Horses Inn presents an opportunity for an experienced or new operator to acquire a busy pub with a fantastic reputation for food, as well as a strong local drinking trade. Equally, the property may appeal to an investor looking to let the premises to an operator.

The pub is currently operated on limited opening hours therefore there is huge scope to improve turnover with a full offering including quiz nights and as a Sunday lunch venue.

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### Trading Hours

Monday: Closed

Tuesday to Thursday: 5pm –11pm

Friday to Saturday: 12:00pm - 12.30am

Sunday: 12:00pm- 11pm

Food served Thursday to Sunday.

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### Tenure

The property is currently tenanted at £22,400 pa, however the property is offered for sale freehold, with vacant possession.

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### Business Rates

The property's Rateable Value is £4,875 from 1st April 2023. The property at the time of sale benefits from Rural Rate Relief, confirmation of this should be obtained from the Local Authority.

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### Regulatory

Premises licence.



