



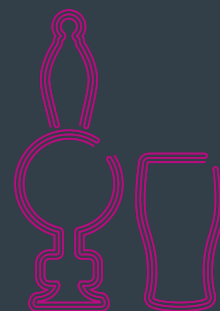
Hawk & Buckle

Ref: 5652058

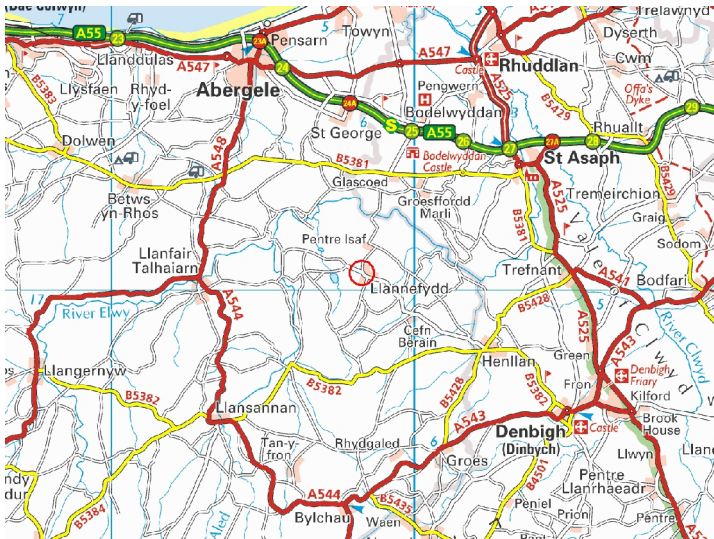
Llanefydd, Denbigh, LL16 5ED

Freehold: Offers over: £350,000

- Outstanding 17th Century Freehold Inn
- Lounge, public bar & restaurant (80)
- 8 well-appointed en suite bedrooms
- 2 bed owner's accommodation
- Panoramic views to coast & Clywdian range
- Extensive gardens & private parking (8). Energy Rating C



A tastefully refurbished two storey double fronted 17th Century former coaching inn of colour rendered stone and brick elevations, beneath a multi-pitched tiled roofline having been thoughtfully extended over the years and now incorporating a total of 8 en suite letting rooms, all with a sea view, set upon a good sized plot with private beer patio and parking, affording panoramic views of the North Wales coastline and Clwydian range.



Location

From the A55 North Wales coast road, take the exit for St. Asaph onto the B5381 turning left after the New Inn signposted Trefnant. After approximately two miles turn right, signposted Henllan onto the B5428 following this for a further 1.5 miles to the village of Llanefydd where the property can be found on the right hand side.

Internal Details

Dating back to the 17th Century, the Hawk & Buckle offers a number of period features to include inglenook fireplaces with brand new log burners, beamed ceilings combined with modern amenities.

Comprising: entrance porch, large open-plan lounge bar (60) with a combination of leather sofas, free-standing tables and chairs, served by a good size bar servery to one wall.

Guest lounge with open wood burner fireplace and sofas.

Dining restaurant and breakfast room (30) with dedicated bar and tiled floor.



Ancillary Areas

Comprehensively equipped trade kitchen with Rational oven, double fryers, adjacent food preparation / glass wash area, boiler room, rear porch, ladies and gents toilets, ground floor trade cellar and bottle store.

External Details

The property benefits from an excellent raised outdoor seating area with A-line tables affording far reaching views, private resident's parking, and additional parking opposite for up to eight vehicles.

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.



Letting Accommodation

The property offers 5 tastefully refurbished en suite bedrooms on the ground floor.

5 guest suites:

County - luxury king with en suite
Library - luxury king with en suite
(both can double as family rooms)

Gold - luxury king with en suite
Seaside - double with en suite
City - double with en suite

There are 3 additional en suite guest bedrooms situated on the first floor.

All bedrooms have a sea view.

Owner's Accommodation

Currently configured as: lounge, office, kitchen, two double bedrooms, and a bathroom.



The Opportunity

Following the purchase of Hawk & Buckle in September 2020 our clients have undertaken extensive modifications to the internal trade areas to include remodelling of both the bar, restaurant, and all letting bedrooms, and are now looking to focus on their alternate farming business located within the immediate area.

Superb opportunity for an incoming owner operator to purchase a much improved property, presented in turn key condition, to build on the established trade whilst living in an area of outstanding natural beauty.

Trading Information

Trading information can be made available upon request.

Trading Hours

Bar opening hours:

Sunday to Tuesday - closed

Wednesday to Friday - 5pm until close

Saturday - 3pm until close

Food service:

Wednesday to Saturday 5.30pm until 8.30pm





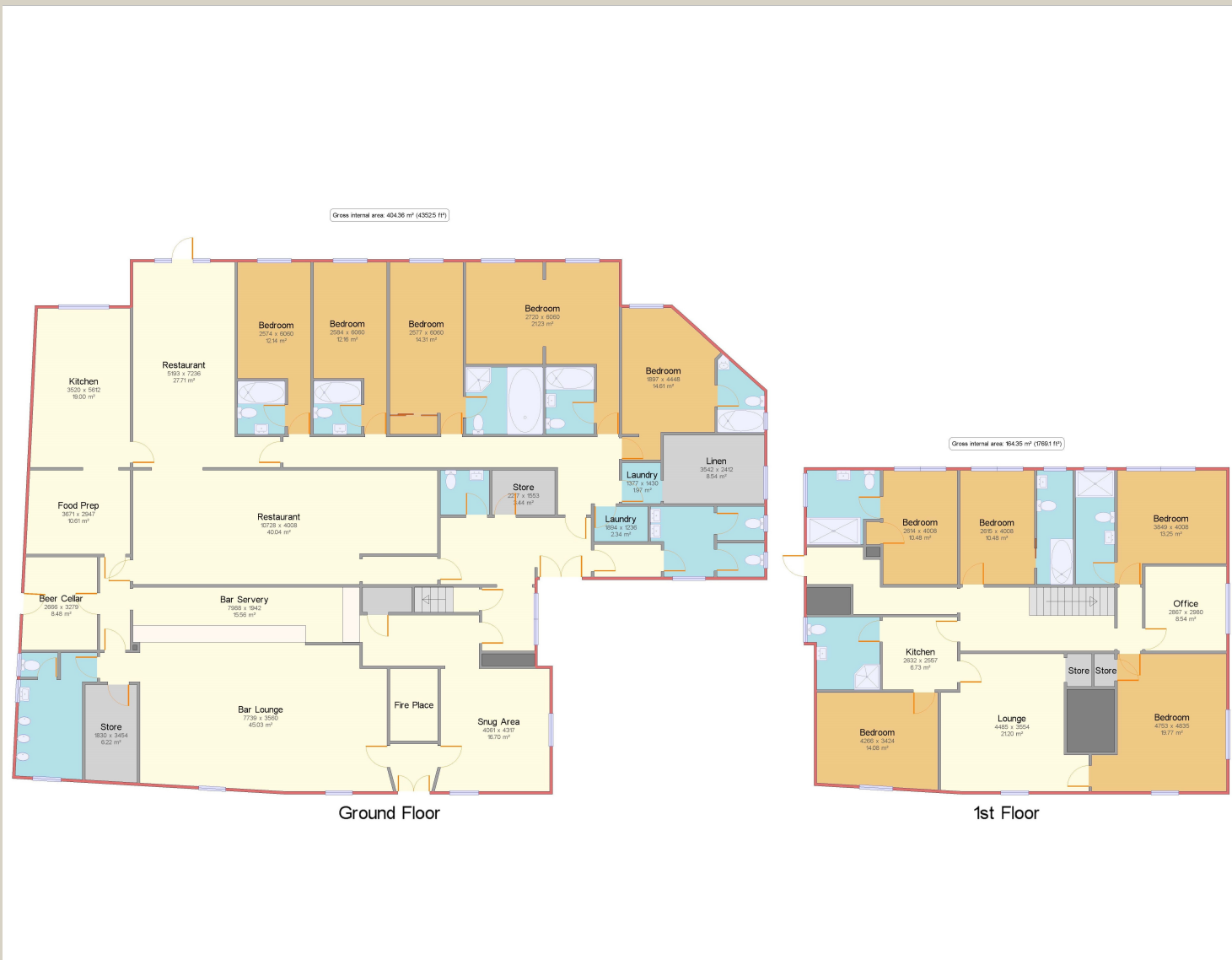
Business Rates

The Rateable Value is £7,000 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.

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

Keith Stringer
 Director - Pubs & Restaurants
 M:+44 7764 241 307
 E:keith.stringer@christie.com
 Manchester

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. July 2024