

# THE THREE EAGLES

BRIDGE STREET, LLANGOLLEN, LL20 8PF

- Freehold
- Grade II Listed
- Floor Area: 4,383 Sq Ft

- Cellar - keg storage, beer/wine cellars
- Located in popular tourist town Llangollen
- Outdoor dining / seating area





## Description

This property provides a Grade II Listed, former restaurant and bar which has been fit-out to a high standard.

The building is a mid-terraced property of timber frame construction with painted stone block elevations under a pitched tiled roof, and provides accommodation spanning over three storeys plus cellar. The property has been extended to the rear with a single storey building with external timber cladding and flat roof. To the rear of the site is a single storey outbuilding mainly used for storage.

Inside, the interior provides wooden floors, painted plastered walls, and exposed brick & stone.

The ground floor features a reception area, bar, restaurant, restrooms, and kitchen, while the first floor offers more dining spaces, restrooms, and an office. The second floor provides additional dining areas and a bar.

The cellar houses keg storage, wine and beer cellars, and a lockable spirits store, with a keg drop-off point on Bridge Street.

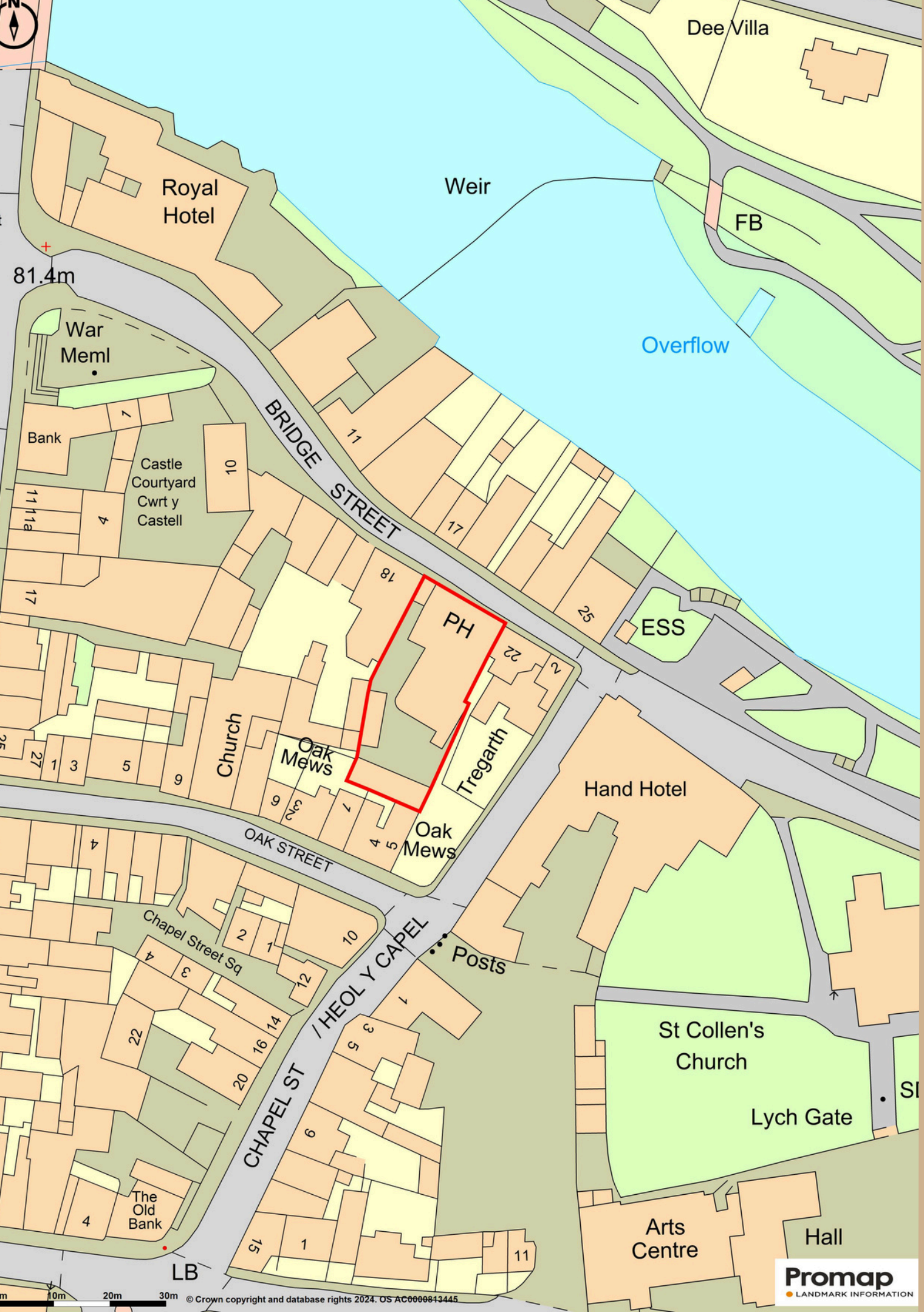
Externally there is an outdoor dining / seating area with sheltered areas and wooden frame structure.











## Location

The property is located on Bridge Street in Llangollen, a popular tourist town, situated on the River Dee, in Denbighshire, Wales. The immediate surrounding area provides further restaurants, shops, hotels and residential housing.

The nearby town of Wrexham is situated approximately 14km north-east of the property, whilst the cities of Chester and Liverpool are located approximately 31km and 50km north-east of the property, respectively.

## Accommodation

Floor	Sq M	Sq Ft
Cellar	35.92	386
Ground Floor	201.32	2,167
First Floor	106.90	1,151
Second Floor	63.09	679
<b>Total</b>	<b>407.23</b>	<b>4,383</b>

## Licences

We understand the restaurant and bar was licenced when trading.  
Any enquiries into the transfer would need to be made to the Local Authority.







## EPC

The property has an EPC Rating of C -65.

## Business Rates

Rateable Value: £60,575 (2023 Rating List)

## Price

Price reduced to £650,000

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





## Further Information

VIEWINGS STRICTLY BY APPOINTMENT ONLY WITH THE AGENT.  
FOR FURTHER INFORMATION PLEASE CONTACT:



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