

Tudor

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Twnti Seafood Restaurant, Rhydyclafdy, LL53 7YH

£380,000

- Superb Restaurant/50 Covers Per Sitting
- In Heart of the Llyn Peninsula
- Owners Accommodation
- Rural Village Location
- Established Restaurant For 30 Years
- Excellent Opportunity



Twnti Seafood Restaurant, Rhydyclafdy, LL53 7YH

This superb freehold restaurant property is located in a rural village in the heart of the glorious Llyn Peninsula. Rhydyclafdy is within easy travelling distance to Pwllheli, the market town for the area with leisure centre, golf course and award winning marina. Rhydyclafdy is also conveniently located for Abersoch, the renowned seaside resort as well as Morfa Nefyn, with its Championship Golf Course.

The central Llyn location of the restaurant provides an excellent opportunity for an enthusiastic chef team to develop their own cuisine or build on the exceptional reputation of Twnti as a seafood specialty restaurant.

The excellent property provides 50 covers (in any one sitting), and a bar reception area, excellent kitchen, as well as owners accommodation with shower room, bedroom and lounge.

The property has a rear garden and decking area and front patron parking area and is available freehold with vacant possession.

The furniture and equipment are available at a price to be agreed.

Porch

Hall

Bar Reception 13'0" x 17'5" (3.96 x 5.31)

Including the bar area.

Gallery (No.1)

Coffee lounge with seating for 20. With outside door to:

Balcony

Ladies & Gents toilets

Store and office 23'9" x 5'2" (7.24 x 1.57)

Restaurant 28'0" x 18'0" (8.53 x 5.49)

Seating for 44 maximum and with attractive exposed stone wall for an excellent restaurant mood. Stairs to:-

Gallery (No.2) 9'8" x 13'6" (2.95 x 4.11)

Seating for 10.

Preparation area

Kitchen 11'0" x 35'4" (3.35 x 10.77)

Dry Store Area

With cold store. Walk in cold room.

Laundry

Shower room

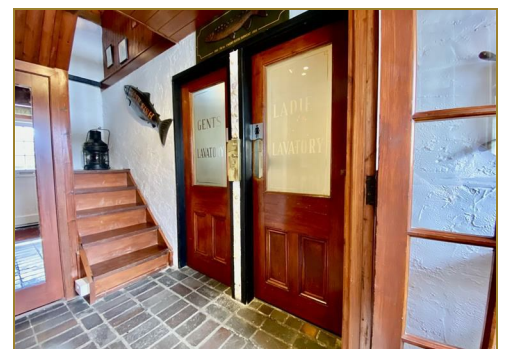
Low level W.C. Wash basin. Shower cubicle.

Bedroom 7'9" x 14'2" (2.36 x 4.32)

Lounge 7'9" x 14'3" (2.36 x 4.34)

OUTSIDE

Large open patron car parking area. Rear paved patio garden for the owner/occupier.



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SERVICES

We understand that mains water, drainage, electricity, LPG gas, and oil fired central heating are connected to the property . Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand that the property is freehold with vacant possession available on completion.

NOTES

Website :- twntiseafood.co.uk

Financial information & trading patterns available on request to seriously interested purchasers.



From Pwllheli proceed north west on the A497. At Efailnewydd turn left onto the B4415. Twnti Seafood Restaurant is the first property on the right as you enter the village of Rhydyclafdy. O.S Ref: SH 330-348. Sat Nav Ref: LL53 7YH

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Percent	Current	Percent
89		A	
		B	
		C	
		D	
		E	
		F	
		G	

EU Directive 2002/91/EC



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