

BOWEN

PROPERTY SINCE 1862



£27,000 Per Annum

River Dragon, 13 Bridge Street, Llangollen LL20 8PF

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A property business
steeped in heritage
with a forward
thinking outlook.

bowen.uk.com

General Remarks

Town Centre restaurant to Let
Recent rewiring and re-plastering
New heating system
River Views
Long let envisaged
Commercial kitchen
EPC "D" (76)

Location

Enjoying excellent road links to Chester, Wrexham, Oswestry and with both Ruabon and Chirk Railways Stations only fifteen minutes away, Llangollen is an historic market town situated on the banks of the River Dee. Internationally renowned for the Eisteddfod, Llangollen also offers a range of day-to-day facilities including good Schooling, a Health Centre, a wide range of Shops including Butchers and Bakers and numerous small Boutiques. A Fishing Club is available in the town and there is also an 18-hole Golf Course and Club House.

Accommodation

The Accommodation: (with approximate room dimensions) comprises :-

On The Ground Floor:

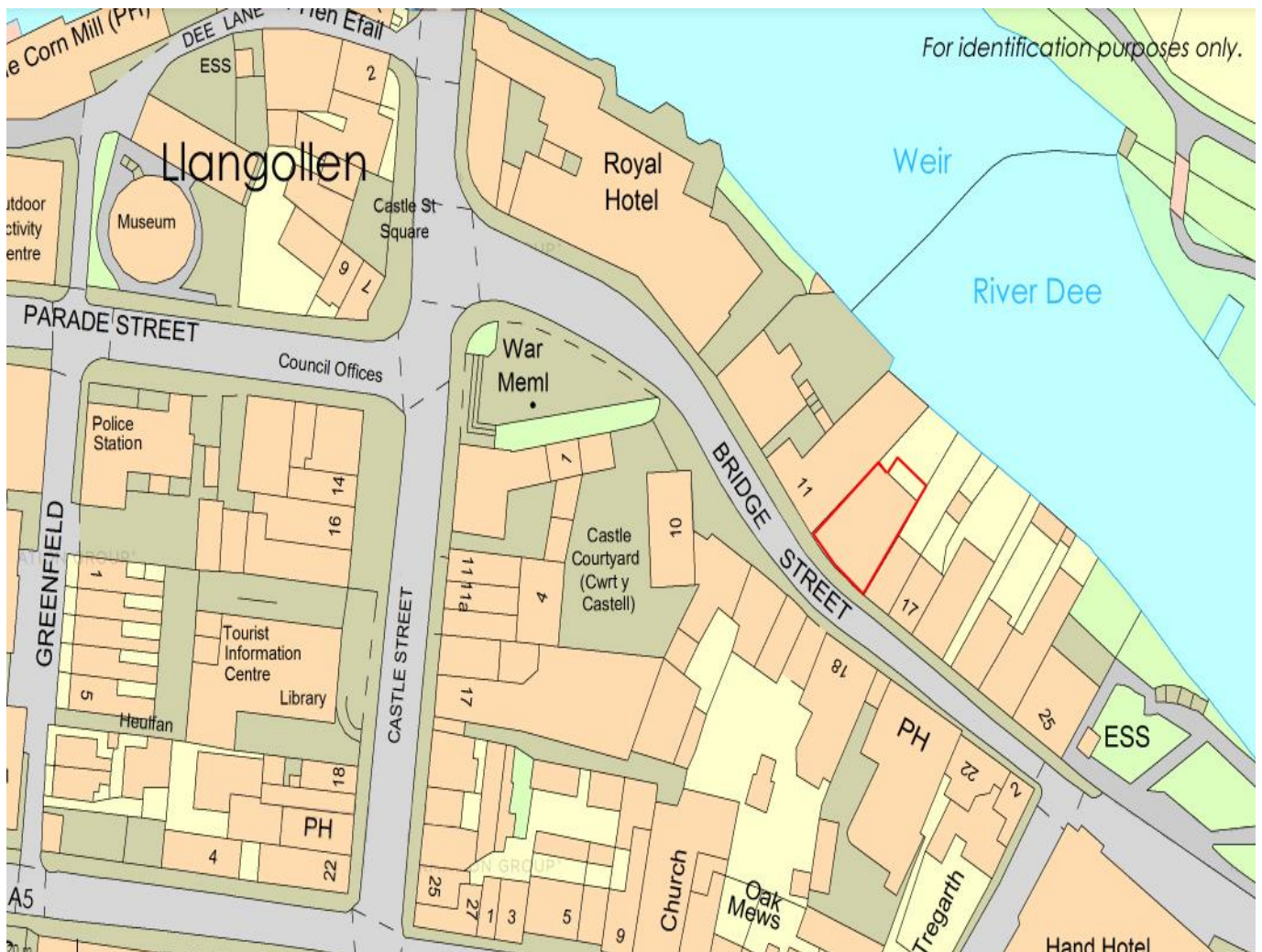
Reception/Greeting Area: 16' 5" x 8' 6" (5.01m x 2.60m) Fitted seats. Radiator. Glazed front window. Friction flooring. Beamed ceiling. Smoke alarm. Recessed stone ornamental fish pool and fountain. Exposed lath-work to timber wall. Alarm strike box.

Bar: 10' 4" x 5' 10" (3.15m x 1.79m) Friction flooring. Stairs to Basement off.

Restaurant Area One: 15' 1" x 11' 3" (4.61m x 3.43m) Beamed ceiling. Radiator. Four wall-light points. Smoke alarm. Glazed window to front. Fitted shelving. Period style fireplace. Emergency lighting. Archway to:

Restaurant Area Two: 28' 9" x 11' 3" (8.76m x 3.42m) Having aspect via French windows to the rear to an outside timber Deck, overlooking the River Dee. Alarm strike box. Four radiators. Ceiling beams. Spotlights.

Commercial Kitchen: 16' 8" x 15' 3" (5.07m x 4.64m) Fitted commercial kitchen including four-wok station with cooking range together with six-ring gas-topped hob and twin deep fat fryers. Full-width extractors above. Stainless steel finished food preparation areas and drawers with storage for crockery etc. Twin deep stainless-steel sinks. Fitted large double refrigerator. Plate-warmer. Part stainless steel finish to walls with part tiling. Smoke alarm. Heat detector. Friction flooring.



Kitchen Store: 10' 2" x 8' 9" (3.10m x 2.67m)
Double glazed window. Double glazed outer door. Fitted freezers. Fitted shelving. Plumbing for washing machine. Friction floor. Alarm strike box.

On The First Floor:

Split Landing:

Front Landing: Exposed wall timbers and purlin.

No. 1 Room: 15' 1" x 11' 5" (4.60m x 3.48m)
Radiator. Exposed purlin.

No. 2 Room/Box Room: 5' 10" x 5' 0" (1.77m x 1.52m)

Rear Landing: 11' 5" x 4' 2" (3.48m x 1.27m)

No. 3 Room: 14' 10" x 10' 9" (4.53m x 3.28m)
Radiator. Deep recess.

Gent's WC: 10' 5" x 6' 1" (3.18m x 1.85m)
overall. With fitted urinal and wash basin with cubicle w.c. Airing cupboard containing hot water cylinder. Extractor fan.

Ladies WC: 11' 5" x 4' 2" (3.48m x 1.27m)
Radiator. Cubicle with w.c. Wash basin.

Shower Room: 15' 0" x 5' 6" (4.56m x 1.68m)
Raised shower tray.

Rateable Value: From an on-line search with the Valuation Office website, we are informed that the Rateable Value of the premises is £9,700.

Tenure: Seeking an incoming tenant for a term of 15 years on full repairing and insuring terms. The in-going tenant will be responsible for the landlord's reasonable costs of lease preparation.

EPC: "D" (76)

Directions: From the Agents Llangollen Offices proceed down Castle Street, taking the right-hand turning onto Bridge Street. Continue until the property is observed on the left-hand side.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.