

# Jones & Redfearn

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## ESTATE AGENTS



## Grange Road, Rhyl

**Offers In The Region Of £399,500**

We are pleased to welcome to the market, The Millbank Inn. A traditional, highly rated, family run bar, public house and Indian Restaurant located on Grange Road, Rhyl, with excellent signage and ample car parking space sat on a plot extending to 0.435 acres. The town boasts from tourist attractions, with the areas being well served by public transport links with several bus stops within walking distance. The area is also served by the A-roads with the A525 being within easy driving distance of the pub, which links to the A55 and motorway network.

There is the potential to turn the living accommodation into a Bed & Breakfast or AirBnB as there is a separate entrance to the living accommodation as well as an internal entrance to the 1st Floor.

The clientele of the Millbank are locals and regulars, with extra custom from tourists. The premises is well presented and inviting, with over 100 covers throughout. It has a strong reputation and foundations to be built upon, making it a great opportunity for anyone looking to get into the trade. The premises also provides living accommodation with separate access and including a lounge, kitchen, 4 bedrooms and bathroom.



## Entrance Vestible

Original flooring.

## Main Bar Area

30'3 x 21'4 (9.22m x 6.50m)

With bar, bench seating, tables and chairs, leading to restaurant area



## Restaurant Area

17 x 25'9 (5.18m x 7.85m)

With approx. 25 covers

## Kitchen

Fully equipped commercial kitchen. Door leading to the rear car park.



## Function Room

22'6 x 40 (6.86m x 12.19m)

Tables and chairs, pool table

## Side Bar/Games Room

30'4 x 14'6 (9.25m x 4.42m)

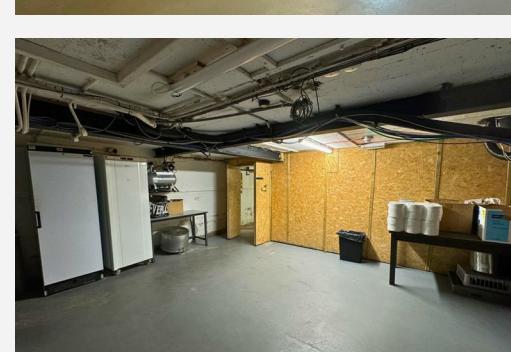
Dart board, pool table, fruit machines



## Gents, Ladies and Disabled Toilets

## Living Accommodation

Lounge, Kitchen, 4 Bedrooms, Bathroom, Built in storage space.



## Basement

Large cellar used for the storage of perishables with easy access drop point from the rear, 6 separate rooms with boarded walls and air con. Ideal standard gas central heating and hot water boiler.

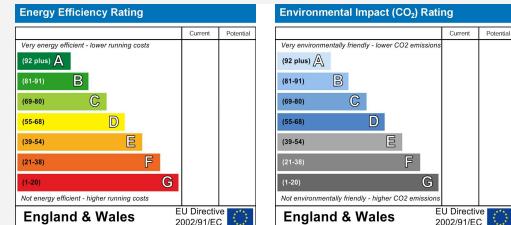
## Exterior

Beer garden to front with benched seating and children's play area, smoking area. To the rear threes a large car park with space for 30+ spaces, large brick built double garage with pitched roof, access to cellar.

## Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 19th August 2024
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.



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