



Tyn-Y-Capel Inn & Restaurant

Church Road, Minera, Wrexham LL11 3DA

Freehold £550,000

- Clywedog Valley village
- Historic coaching inn dating back to 1250 AD
- Main bar (35), function room (48)
- Restaurant (70)
- Two bedroom owners accommodation
- Sold with vacant possession

Ref: 95268

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 **Sidney
Phillips**



LOCATION

Minera is a village in Wrexham County Borough, North Wales which adjoins the neighbouring village of Coedpoeth. The local area offers plenty of walking routes and Minera is a short distance from Minera Lead Mines and Country Park which offers a fascinating glimpse into the industrial past of the Clywedog Valley. The village is surrounded by beautiful countryside and Minera Mountain appeals to experienced walkers. Minera lies on the edge of the Clwydian Range and Dee Valley, and the towns of Ruthin and Llangollen are easily accessible. North Wales's principal town of Wrexham is found 5 miles east. Tyn-y-Capel lies on the B5426 which links to the A525; this, in turn, connects to Denbigh and the North Wales coast westbound and to Whitchurch and Staffordshire eastbound.

The property dates back to 1250 AD and is described as a thirteenth century monks' retreat, found on the pilgrimage route from Valle Crucis Abbey. The original part of the pub is of stone construction over two storeys to the main, with the toilets and function room area set over a single storey. There is a single storey extension to the rear of the property which is now the restaurant and offers stunning mountain views. The property briefly comprises:

TRADE AREAS

Stone flagged porch entrance with LADIES', GENTLEMEN'S and DISABLED TOILETS set to the right. The FUNCTION ROOM has exposed timbers, wood flooring, seating for 48, a pool table and a darts throw, in addition to door access onto the enclosed COURTYARD.

To the left is the MAIN BAR which is in two sections over split levels: the main bar area offers seating for 20, bar servery, interconnecting log burner fireplace and exposed ceiling timbers; the upper part offers seating for 15. This trade area has much character and charm with many original features throughout.

The RESTAURANT area offers 70 covers, has dual aspect windows, a log burner, BAR SERVERY and doors leading onto the patio area. There is also an additional private RESTAURANT AREA upstairs. The generous sized TRADE KITCHEN is well equipped with a good selection of catering equipment and effects and has a separate POT WASH room and WALK-IN fridge.

CELLAR to basement.

OWNERS ACCOMMODATION

With private access and offering LOUNGE, KITCHEN, BATHROOM, one SINGLE BEDROOM and one DOUBLE BEDROOM.

EXTERNAL

Enclosed TRADE PATIO accessible via the function room with picnic style benches for 20 and sheltered pergola area. There is seating to the front of the property to accommodate 30 and a raised PATIO AREA accessible from the restaurant to accommodate 18. In addition, there is an extensive seating area to the end of the car park which includes wood constructed private booths seating 40 and a decked/stone area seating 60. There are wonderful, far-reaching views of the Esclusham Mountain.

CAR PARK to accommodate 15 vehicles.

THE BUSINESS

Tyn-y-Capel is an historic coaching inn which is popular with locals and those living in the vicinity, as well as tourists and walkers visiting the surrounding countryside. We are advised that food and wet sales are split 50/50. The business offers a traditional pub menu and is very popular for private functions and events due its close proximity to St Mary's Church. The property is to be sold with vacant possession. Historic net sales are in the region of £370,000 per annum and accounts can be made available upon request.



TENURE & PRICE

FREEHOLD £550,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held for the retail of alcohol:

12:00 - 00:00, 7 days a week

Current opening hours:

Monday to Thursday: 12:00 - 23:00

Friday, Saturday & Sunday: 12:00 - 00:00

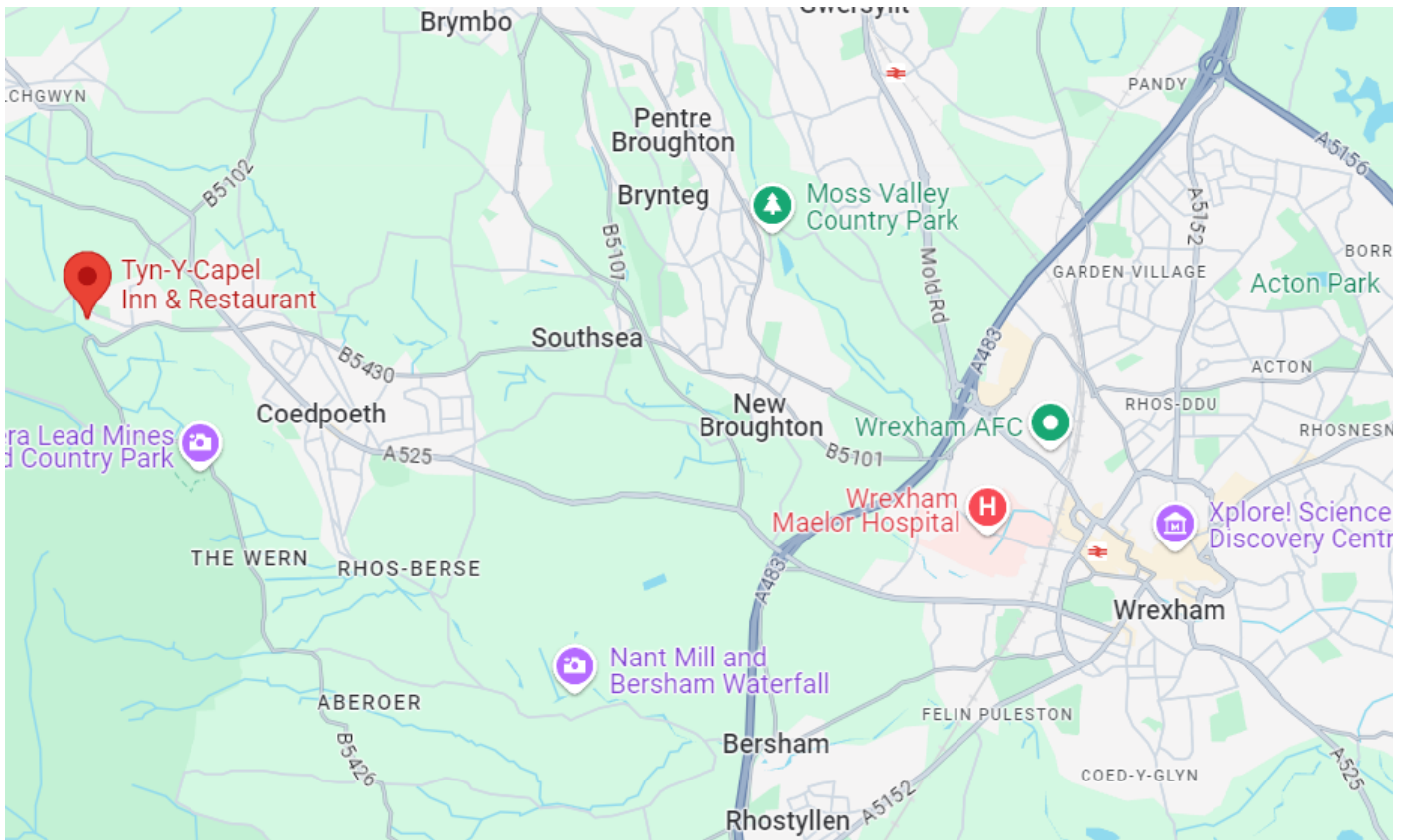
SERVICES

Mains water, electricity and drainage are connected.

LPG gas.

Local Authority: Wrexham County Borough Council,
Guildhall, Wrexham LL11 1AY

Rateable Value as at 01 April 2023: £31,275



BUSINESS MORTGAGES

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UTILITY HELPLINE

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EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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