



Manod Hotel

High Street, Blaenau Ffestiniog, Gwynedd, LL41 4DB

Tenure: Freehold

Price: £180,000

Ref: 94256

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Historic slate town set in mountains
- Wet-led public house
- Two-section trade area (65)
- Three en suite letting rooms plus letting suite
- One bedroom owners' accommodation
- Net sales £161,914 (2021/2022)

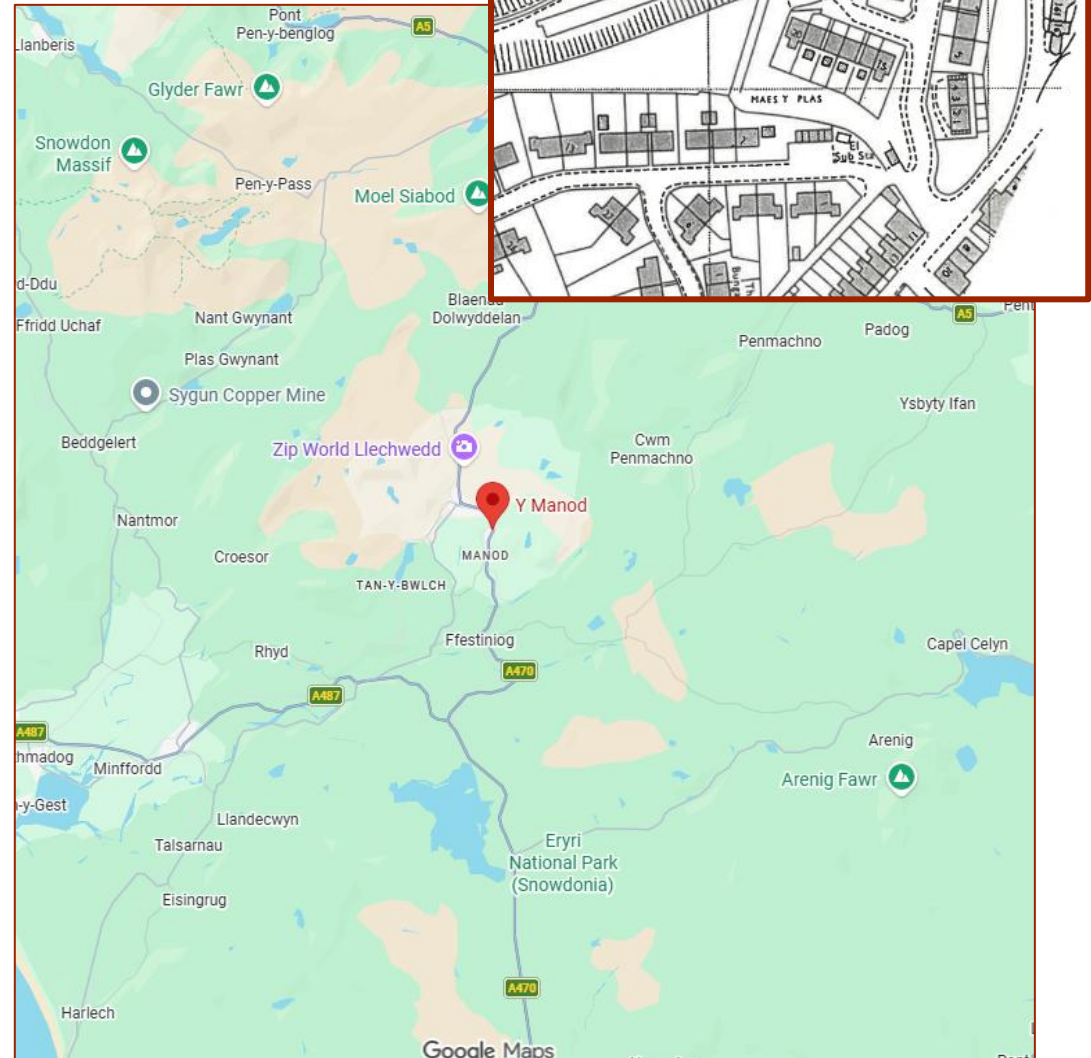
Location

Blaenau Ffestiniog is in the historic county of Merionethshire, nestled between the Moelwynion mountains in the heart of Snowdonia. Although boundaries exclude the town from the National Park, it is a booming tourist area which includes the Ffestiniog Railway and Llechwedd slate caverns. The town - known as the former slate capital of the world - is one of six slate landscapes in North Wales which has been declared a Unesco World Heritage site. The surrounding countryside is very popular with hikers and mountain bikers.

The town lies on the A470 with Llandudno northbound and Dollegau to the south. The A496 and A487 provide links to Harlech and The Llyn Peninsula respectively.

The Property

The property is an end terrace building of stone construction with a pitched tiled roof over four levels, briefly comprising:



Trade Areas

ENTRANCE VESTIBULE leading to MAIN BAR with loose, pew and sofa seating for 40. Feature fireplace, wood flooring, wood panelled bar servery with glass/wood panelled back bar display and refrigeration units. GAMES ROOM with loose window and sofa seating for 25. Open stone fireplace and one additional feature fireplace, pool table, darts throw, wood constructed bar servery and wood flooring throughout. LADIES' AND GENTLEMEN'S TOILETS.

BASEMENT

CELLAR. STOREROOM leading to car park. BOTTLE STORE. KEG ROOM. UTILITY ROOM and BEER DROP. WOODSHED.

Owners' Accommodation

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This area has seen much investment and renovation in recent years and is immaculately presented throughout with modern décor and furnishings.

Letting Accommodation

FIRST FLOOR

- THREE LETTING ROOMS plus KITCHEN and three BATHROOMS
- LETTING SUITE comprising LOUNGE, BEDROOM and BATHROOM

Currently unused but has huge potential.





External

Self-contained open plan UNIT currently utilised as storage but has scope to be converted to studio apartment (STPP). Front PATIO with picnic style benches to accommodate 20. Seating to the rear (20) offering mountain views. CAR PARK for 8 vehicles.

The Business

The Manod Hotel is a wet led community local which was constructed by miners circa 1826. The pub is popular with both locals and tourists: it has its own darts team and hosts quizzes, live music and disco nights. Planning permission has been granted for four ensuite letting rooms to the first floor, in addition to a trade kitchen and balcony to the first-floor trade area overlooking the rear car park. See Planning reference: C14/0619/03/LL. There is also scope to renovate the ground floor basement unit into a studio apartment (STPP).

Net sales for the 2021/2022 period are £161,914 with an adjusted net profit of £26,867.







Tenure & Price

FREEHOLD £180,000 to include goodwill, 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.

Licences

A Premises Licence is held permitting the sale of alcohol:
Seven days a week: 12:00 – 00:00

Current opening hours:

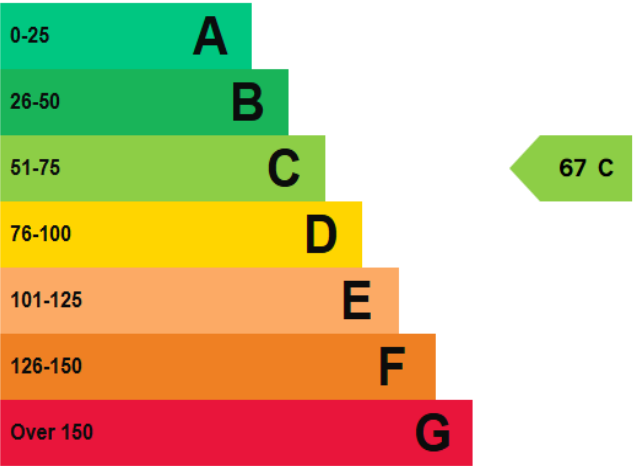
Monday to Thursday: 16:30 – 23:00
Friday to Sunday: 12:00 – 00:00

Services

All mains services are connected. The property benefits from a CCTV security system.

Rateable Value: £6,300 from 1st April 2026

Local Authority: Gwynedd Council







Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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