



Peak Restaurant

High Street, Llanberis, Caernarfon LL55 4SU

Freehold £650,000

- Tourist hotspot at the foot of Yr Wyddfa (Snowdon)
- Successful & established business
- Restaurant (50+)
- Three bedroom house and ground floor retail unit
- Huge potential to increase trade figures
- Net sales £133,000 per annum

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 **Sidney
Phillips**



LOCATION

Llanberis is a booming tourist village that sits at the foot of Yr Wyddfa (Snowdon) in the heart of the Snowdonia National Park which welcomes in excess of over half a million visitors per year and has many attractions including the Snowdon Mountain Railway, the National Slate Museum and the starting point of Llanberis Path to Yr Wyddfa (Snowdon). This stunning location offers various activities including mountaineering, climbing, mountain biking, watersports as well as regular weekly running events held throughout the year. Llanberis can be reached from the A5 or the A55 and is easily accessible to many beaches or other attractions throughout North Wales.

This substantial freehold property includes a two-storey restaurant area with a single storey extension to the side, and a two-storey, three bedroom house with ground floor commercial unit. The building appears to be of local stone construction with pitched and flat roofs. It briefly comprises:

TRADE AREAS

Ground floor entrance area with stained glass door. 'L' shaped BAR SERVERY with well-equipped back bar with shelving, undercounter fridges and wash area. Loose seating for 10+. Main RESTAURANT AREA with disabled access and seating for 40+ and large windows offering plenty of natural light. LADIES' and GENTLEMEN'S TOILETS offset. It is apparent the trade areas have been well invested in with modern decor, lighting and furnishings and Karndean flooring throughout.

Sizeable LOFT SPACE via hatch in the restaurant with potential for alternative uses, subject to the relevant planning permissions.

Generous sized TRADE KITCHEN with Altro nonslip flooring. Fully-equipped with commercial kitchen appliances, PANTRY and WASH UP and multiple PREP AREAS.

OWNERS/LETTING ACCOMMODATION

HOUSE:

Private entrance leading to hallway. To the left is an open plan LOUNGE/DINING AREA which is well appointed throughout with feature fireplace. The lounge/dining area leads to a KITCHEN with modern fitted wall and base units, laminate flooring and LAUNDRY ROOM offset.

To the first floor is the MASTER BEDROOM, two further DOUBLE BEDROOMS and a FAMILY BATHROOM.

COMMERCIAL UNIT

On-street entrance with open plan TRADE FLOOR/SHOP AREA featuring quarry tile floors and part tiled/plastered walls, leading to rear PREP AREA with WASH UP AREA, STORAGE FACILITIES and WC.

EXTERNAL

The restaurant has four parking spaces to the side of the property. There is plenty of free parking available on the high street and surrounding the premises.

The owner's accommodation has space for two vehicles and also features a beautifully presented GARDEN with patio and lawned areas which enjoy spectacular mountain views.

THE BUSINESS

Our clients have operated Peak Restaurant since 2002 and it has become an established business that enjoys much repeat trade and has an excellent reputation. It is hugely popular with tourists visiting the area. Our clients currently operate Peak Restaurant as a lifestyle business which leaves huge potential for increased sales. A new operator might choose to introduce both breakfast and lunchtime menus as well as a takeaway service. They could also earn additional income by letting the vacant ground floor retail unit and offering the three bedroom house on the short term holiday market, subject to Local Authority permission.

Net sales for the year ended 31st March 2024 are £132,643 with full trading accounts made available following any viewing.



TENURE & PRICE

FREEHOLD £650,000 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 Premises Licence is held permitting the retail of alcohol.

Current opening hours:

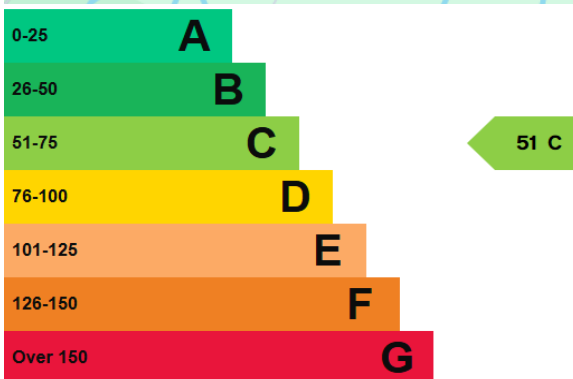
Wednesday to Saturday: 18:00 - 21:00
(Sunday Bank Holiday)

SERVICES

All mains services are connected.

Local Authority: Gwynedd Council

Rateable value as at 01 April 2023 to date: £10,750



BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: 3702-4143-6748-1849-2196

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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