



Ye Olde Talbot Inn

Cymau, Wrexham, Flintshire LL11 5LB

Freehold £190,000

- Flintshire village of Cymau
- 19th century public house
- Three section trade area
- Two bedroom owner's accommodation
- Car park/trade gardens
- Currently closed

Ref: 95695

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SP Sidney
Phillips



LOCATION

Cymau is a small village located in the community of Llanfynydd, Flintshire on the edge of the mountains of north-east Wales. The village is located on the side of Hope Mountain, a landmark that can be seen from miles around and which has views of the Cheshire Plain and the Welsh hills from its summit. Set in an Area of Outstanding Natural Beauty, Cymau has stunning scenery and is surrounded by excellent walking routes. The village is located 6 miles north-west of Wrexham, 8.5 miles south-east of Mold and 12.5 miles south-west of Chester. It can be accessed via the A483 (via the B5102) and the A451 connects the village to the Mold bypass and the A55 North Wales Expressway.

This detached and sizeable public house is understood to date back to the 19th century and appears to be of local stone construction over two-storeys to the main under a pitched slate roof. It briefly comprises:

TRADE AREAS

Porch vestibule giving access to trade areas. LOUNGE BAR with 'L' shaped, wood constructed BAR SERVERY and seating for 40. On level CELLAR offset. Two section MAIN BAR and GAMES ROOM (20) with small bar servery, feature stone fireplace and carpeted floors. LADIES' and GENTLEMEN'S TOILETS offset. Good size STOREROOM behind the bar area leading to a compact KITCHEN.

OWNERS ACCOMMODATION

Located at first floor and comprising:
LOUNGE, BATHROOM, DOUBLE BEDROOM and MASTER BEDROOM.

EXTERNAL

To the rear of the property is the former TRADE GARDEN with sheltered pergola and grass area which could accommodate approximately 25 when furnished. Single BRICK GARAGE and CAR PARK for 18 vehicles. Front CAR PARK for 8 vehicles.

THE BUSINESS

The business is currently closed and therefore no trade accounts are available. Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet. The premises may suit change of use, subject to the relevant planning permissions.



TENURE & PRICE

FREEHOLD £190,000 to include fixtures and fittings.

VAT will apply on the sale of this property and will be levied on 90% of the sale price of the freehold at the standard rate. Purchasers may wish to satisfy themselves with independent, professional advice that this VAT may be reclaimed.

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

Viewing strictly by appointment only.

LICENCE

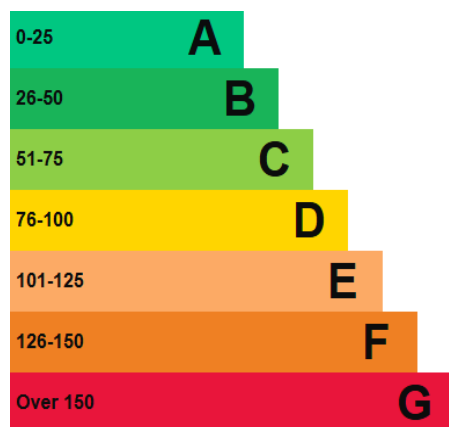
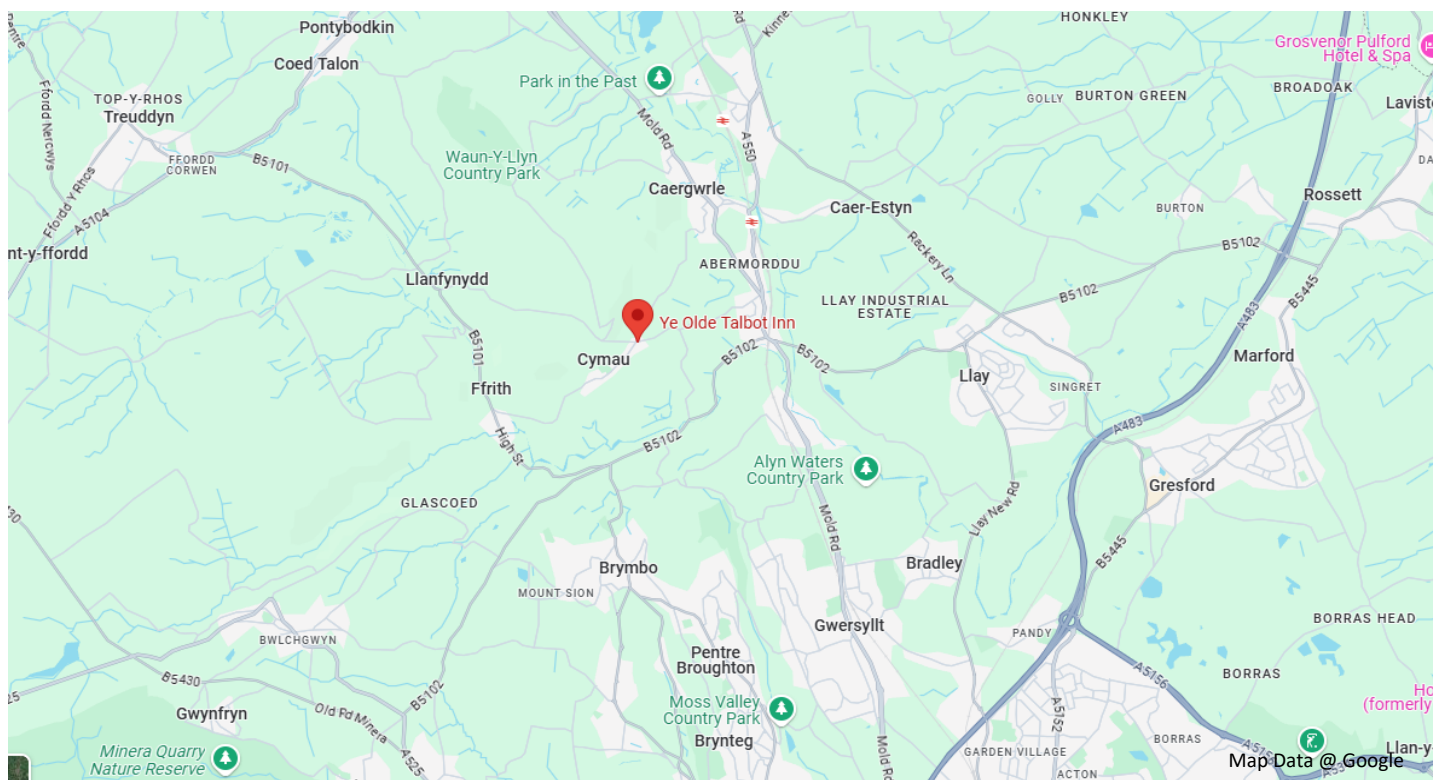
It is understood that no Premises Licence is in place for the sale of alcohol.

SERVICES

Our client advises that mains services are currently not connected.

Local Authority: Flintshire Council, County Hall, Mold, Flintshire. CH7 6NB

Rateable value: £3,750



BUSINESS MORTGAGES

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