



## Feathers Inn

Whitford Street, Holywell, Flintshire, CH8 7NL

Freehold £290,000

- Town centre public house
- Grade II listed Georgian style building
- Main/back bar
- Spacious owner accommodation
- Separate three bedroom bungalow
- Net sales 2021/22 £220,000

Ref: 93860

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## LOCATION

Holywell is a market town in the North Wales county of Flintshire and lies to the west of the estuary of the River Dee. The town is set in beautiful countryside and takes its name from the world famous 17th century St Winfride's Holy Well, one of the seven wonders of Wales. This traditional Welsh market town has changed little over the last few hundred years, as its rich variety of fine late Georgian and Victorian buildings testify. Holywell is an ideal centre from which to explore the surrounding countryside with its unspoiled villages.

The town lies just off the A55 North Wales Expressway with links to Chester to the north and Conway and Anglesey to the south. The A548 coastal road provides connections to seaside resorts such as Talacre, Prestatyn and Rhyl.

The Feathers Inn is a substantial, Grade II listed, Georgian style property with an imposing brick front elevation under a slate roof. The building reputedly dates back to the 18th century and occupies a prominent street corner in Holywell's town centre.

## TRADE AREAS

Entrance leading to MAIN BAR which comprises carpet floor, central wood panelled bar servery and fireplace. GAMES ROOM to the right-hand side with pool table, darts throw and multiple gaming machines. Loose and bench seating for 30. BACK BAR with laminate floor, interconnecting serving hatch, feature fireplace and access to the side street. Seating for 20. LADIES' AND GENTLEMEN'S TOILETS. STORAGE ROOM.

### BASEMENT

CELLAR with KEG ROOM, two STORAGE ROOMS and front beer drop.

## OWNERS ACCOMMODATION

### FIRST FLOOR

- Single BEDROOM
- Double BEDROOM
- BATHROOM
- KITCHEN

Access to communal ROOF TERRACE.

### SECOND FLOOR

- Three DOUBLE BEDROOMS, all with EN SUITES

- Separate WASH ROOM
- BATHROOM

### THIRD FLOOR

#### ATTIC

- Three large ROOMS currently unused but which could be utilised as bedrooms or a one bedroom flat (STPP).

## EXTERNAL

Separate SELF-CONTAINED BUNGALOW to the rear of the property, comprising:

- Two single BEDROOMS
- One double BEDROOM
- LOUNGE
- BATHROOM
- KITCHEN

Two PARKING SPACES to the rear of the property.

## FLAT 4G

Set over three levels within the main building with its own private access. Available by separate negotiation and held on a separate title. The flat comprises:

- KITCHEN
- Two double BEDROOMS
- One single BEDROOM
- BATHROOM
- ATTIC space with two rooms

## THE BUSINESS

The Feathers Inn has been family run for over 40 years with our client operating the business for the last 19. It enjoys excellent year-round trade and is a wet-led public house located on the main town centre circuit. We are advised net sales for 2021/22 were in the region of £220,000. There is scope for increased income through the development of the letting accommodation and also by renting out the self-contained bungalow.



**FREEHOLD £290,000** to include goodwill and fixtures and fittings. Stock at valuation in addition.

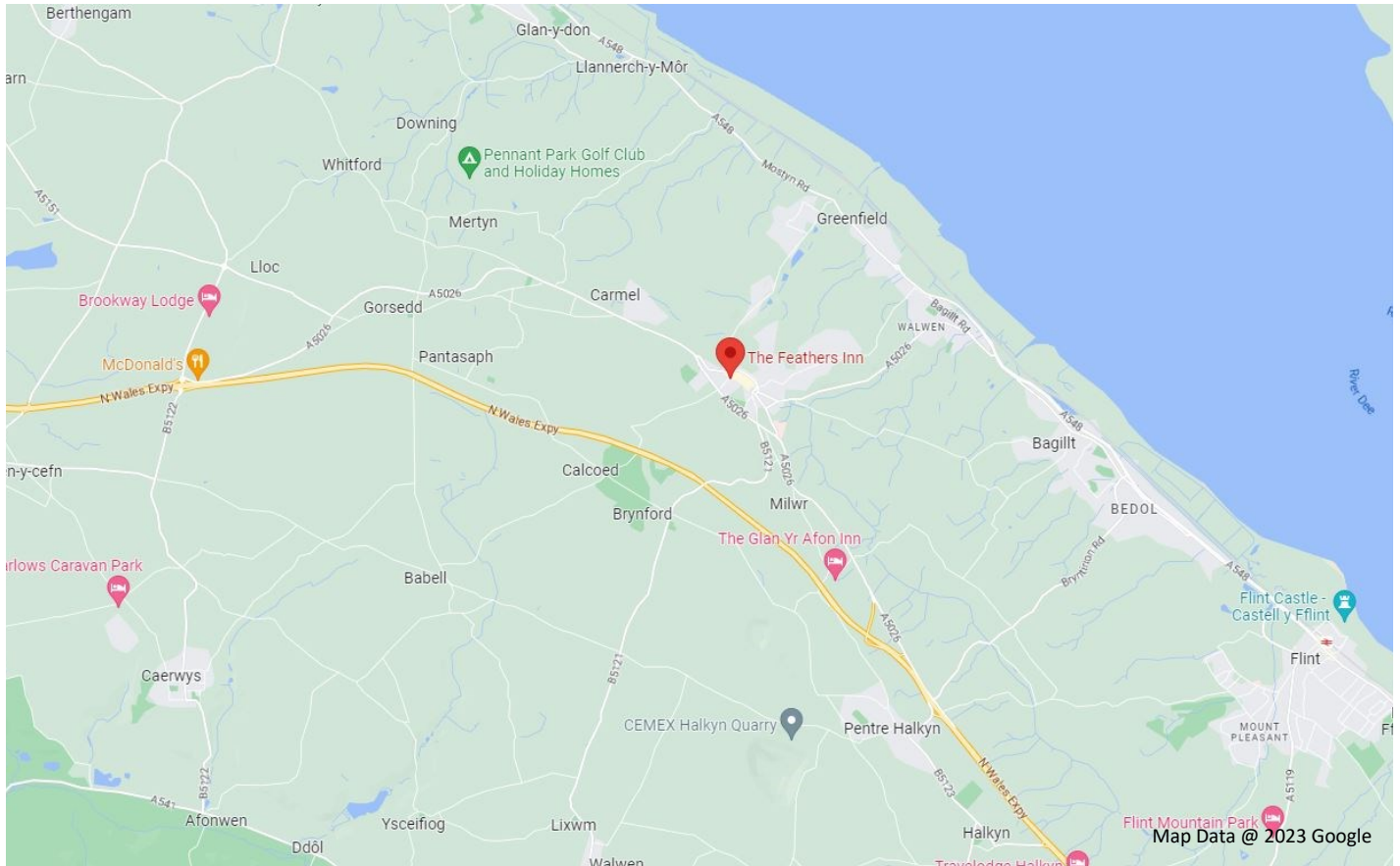
Viewing strictly by appointment only.

Current opening hours:

Friday to Sunday      11:30 - 01:00

Local Authority: Flintshire County Council

Rateable Value: 1 April 2023 £11,500.



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