



Colomendy Arms

Cadole, Mold, Flintshire, CH7 5LL

Freehold OIRO £420,000

- Flintshire village located in AONB
- Wet led public house
- Three section trade area (50)
- Sizeable trade garden (100+)
- Three bed owners accommodation
- Planning permission granted for change of use

Ref: 94889

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SP **Sidney
Phillips**



LOCATION

Cadole is a village in the county of Flintshire. It lies west of Gwernymynydd and Mold and to the east of the Clwydian range part of an area of outstanding natural beauty (AONB). The village is close to Logger Heads Country Park and Moel Famau which attracts numerous tourists and walkers to the area. The village lies on the A494 which links to Ruthin and Chester respectively with the A55 North Wales Expressway providing links to north Wales coastal towns. The property holds a semi-detached position and is of brick construction with a slate tile roof and briefly comprises of:-

TRADE AREAS

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ENTRANCE VESTIBULE leading to MAIN BAR which offers seating for 20, brick feature fireplace, original sash windows with original tile and wood flooring. L SHAPED BAR SERVERY with wash and shelving behind the BAR, separate PREP ROOM and STORE ROOM with KITCHENETTE featuring fitted base units and tile floors. CELLAR to BASEMENT with beer drop. Second trade area with tiled floors, brick chimney log burner, wood / timer panelled walls, loose seating for 15 with LADIES TOILETS offset. CONSERVATORY offering flagstone flooring, fixed bench seating for 25, GENTS TOILETS offset.

EXTERNAL

EXTERNAL

OUTBUILDING with "The Doug Out" which has been converted to a trade area offering seating for 24, exposed brick walls and log burner. Sizeable CAR PARK for 25 vehicles. Picnic style benches for 50 plus. Wood constructed alpine lodge which offers seating for 80. Teepee construction which offers seating for 100 plus with fully equipped outside bar which is a converted corrugated iron container. Right of way through CAR PARK to woodland / trail area.

THE BUSINESS

The Colomendy Arms has been family run for 36 years and our clients have now decided to sell due to retirement. The business was 100% wet-led and saw trade from both the local community and walkers visiting the nearby Loggerheads Country Park and Moel Famau . Our clients operated the pub as a lifestyle business with net sales in the region of £190,000 per annum, with net profits of approximately £90,000. The Colomendy Arms is a hidden gem in a prime position, close to local tourist attractions. It offers huge potential for increased trade by extending the current ground floor kitchen (STPP) and offering a food service, and by marketing the business more extensively on social media platforms and creating a website. The business is currently closed.



PLANNING PERMISSION

Planning permission has been granted permitting change of use from public house to domestic property (Class C3). Internal alterations to remove existing bar and toilets. New internal doors and walls. Flintshire County Council Application Ref: FUL/000333/26

TENURE & PRICE

FREEHOLD Offers in the Region of £420,000 to include goodwill and fixtures & fittings.

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

Viewing strictly by appointment only.

LICENCE

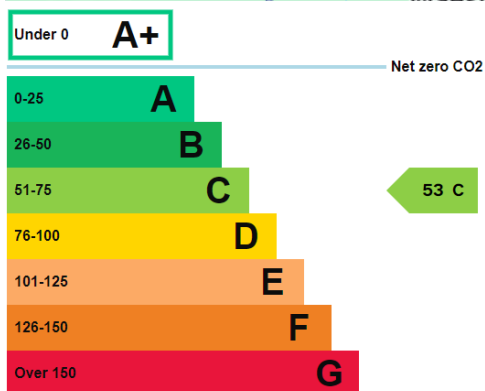
A full premises licence is held for the retail of alcohol.

SERVICES

Mains electric, water, drainage. No gas.

Local Authority: Flintshire County Council
Mold CH7 6NY
01352 702121

Rateable Value (1st April 2026 to present): £2,500
(The business benefits from rates relief)



BUSINESS MORTGAGES

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EPC Reference: 3745-6993-5213-8497-7333

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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