



S & G Bistro

Castle Street, Llangollen, Denbighshire, LL20 8NY

Leasehold £200,000

- Denbighshire tourist town
- Mid terrace property
- Busy commercial high street
- Trade area (47)
- Soft play area (50)
- Net sales £500,000 per annum

Ref: 94263

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SP Sidney
Phillips



LOCATION

Llangollen is a principal market town in the North Wales county of Denbighshire, situated on the River Dee on the edge of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty. Llangollen and the 11 miles of canal from Glendrid to the Horseshoe Falls are part of the area's UNESCO world heritage site. The town is also home to the Llangollen Railway Heritage Line.

Llangollen is located on the main A5 London to Holyhead route which offers ease of access to North Wales, Cheshire and Shropshire. The mid-terrace property is a lock-up of brick construction and glazed frontage occupying the ground and first floors. Briefly comprising:-

TRADE AREAS

GROUND FLOOR

Open plan TRADE AREA with loose dining and window seating for 47. Tile fronted counter with beer pumps, back bar display with refrigeration units, shelving, till and coffee machine. Modern décor and lighting. Tile flooring throughout.

Staircase leading to UNISEX TOILETS and BOOK STORE. Beyond the main trade area is a CHILDREN'S SOFT PLAY area which is fully equipped and offers seating for 50, wood laminate flooring, and various platforms, slides, ball pits and roller mechanisms. Baby change facilities.

TRADE KITCHEN of a good size and over two levels comprising quarry tile flooring, multiple refrigeration units, prep and wash areas, pizza ovens, hood canopy, cake prep area and a good selection of catering equipment and appliances. Access to side alleyway.

THE BUSINESS

S & G Bistro is an established business in the heart of Llangollen which offers an extensive all-day food and drinks menu. It is the number-one ranked restaurant in Llangollen on TripAdvisor. The bistro also boasts excellent reviews on Google and Facebook with the business having its own website and social media presence. The bookstore above generates passing trade, in addition to the high footfall from the main high street. The adjoining children's play area offers huge potential as a venue for private functions and events, subject to a targeted marketing campaign. Our client advises that net sales are in the region of £500,000 per annum with full accounts to be made available to serious parties.

LICENCE

A full Premises Licence is held.

Seven days a week between the hours of 09:00 and 21:00.

OPENING HOURS

Seven days a week between the hours of 09:00 and 21:00.

SERVICES

Mains water, electricity, gas and drainage. CCTV.

Rateable Value: £23,500

Local Authority: Denbighshire County Council.



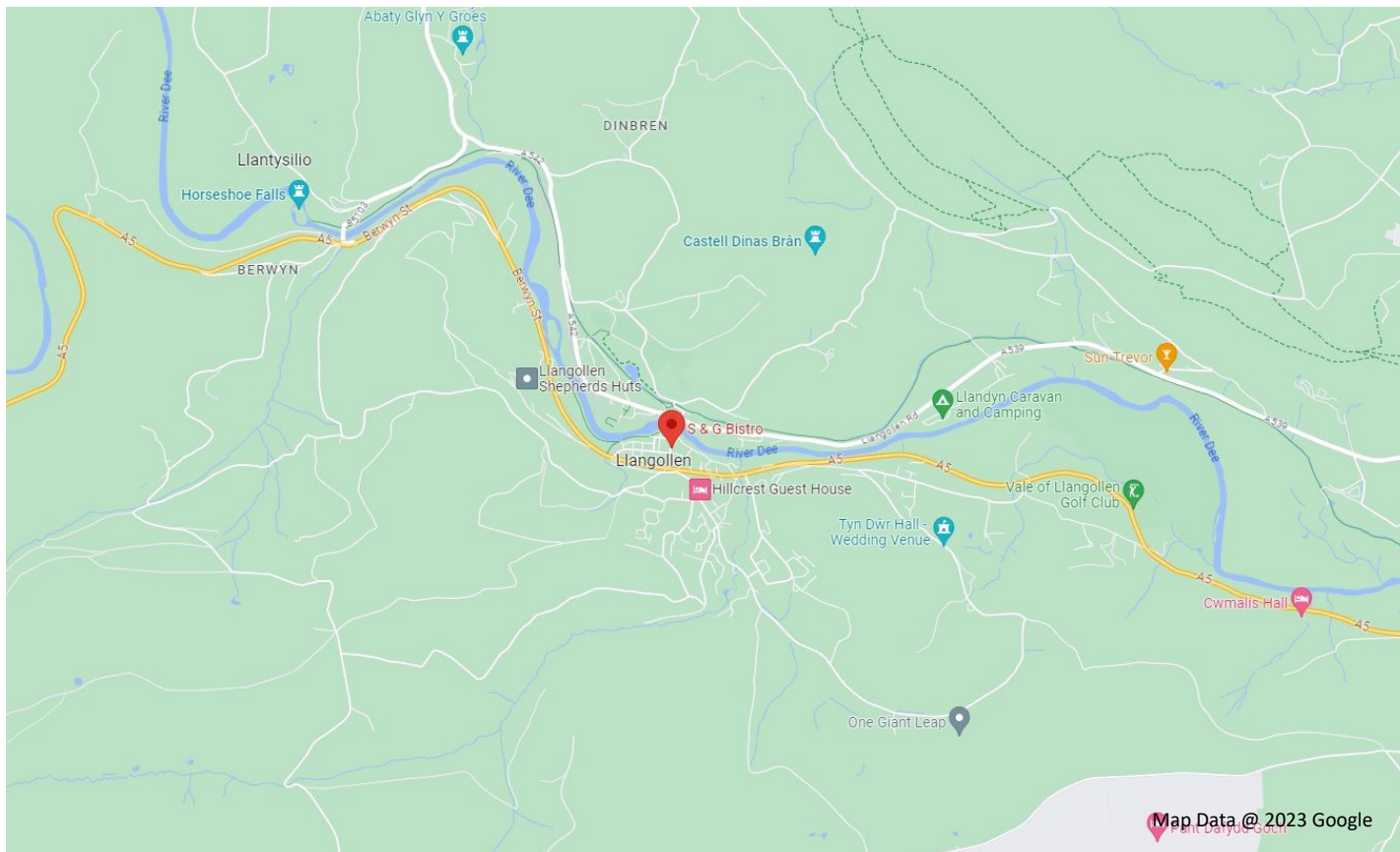
TENURE & PRICE

LEASEHOLD £200,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

We are advised the landlord will offer a new 5 year lease with a rent of £2,283 per calendar month, with a deposit of £5,000. Free of tie. Under the Landlord and Tenant Act 1954.

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

Viewing strictly by appointment only.



awaiting
epc

EPC Reference: N/A

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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