admiral
TAVERNS



UTILITIES CONTRIBUTION AVAILABLE

HOLE IN THE WALL, CAERNARFON

CAERNARFON LL55 1RF

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Up to £500 pcm towards utilities
- Primary circuit route on the weekend
- Food opportunity available

YOUR INVESTMENT:
£10,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Hole in the Wall is a unique pub built into the Caernarfon Castle walls. Caernarfon is an extremely popular tourist town situated on the estuary, famous for its castle and is the community and port in Gwynedd, Wales, with a population of 9,852. It lies along the A487 road, on the eastern shore of the Menai Strait, opposite the Isle of Anglesey. The city of Bangor is 8.6 miles to the north-east, while Snowdonia fringes Caernarfon to the east and south-east. The Hole in the Wall is a community local pub enjoying good local trade especially at the weekend as the Hole in the Wall is a prime position on the town's circuit amongst other pubs and restaurants.

Pub Layout

As you enter the Hole in the Wall you are greeted with the one bar servery which operates the large one room and is made up of a mixture of fixed and loose seating, the décor and the fixture and fittings are all in good condition. There is a small catering kitchen which is capable of covering a bar snack menu. Outside houses a good seating area with a protective canopy, located on the pedestrian walkway. Although there is no car park, there is plenty of street parking close by and is located in an ideal position for passing trade.

TRADING STYLE

The trade consists of locals offering a very strong wet led value offer. In the summer months it benefits from attracting the seasonal market. There is room for growth in the hole in the wall by offering a small bar snack menu and weekly entertainment such as quiz nights.

ACCOMODATION

Private Accommodation

The accommodation comprises of three bedrooms, kitchen, lounge and bathroom all in reasonable condition.

FINANCIAL

Annual Rent: £11,000
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,500
Stock: £3,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

Admiral Taverns are ideally seeking a local licensee who has good knowledge of the area and is able to develop the current offer by introducing a bar snack food offer and entertainment. Having strong knowledge within social media to promote the pub further and to grow the customer base is important.

3+ Private Bedrooms | Cask Ale | Kitchen | Food Preparation Area | Live Music

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