



TAFARN TY GWYN, ANGLESEY LLANFAIRPWLLGWYNGYLL, LL61 5UJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Llanfairpwllgwyngyll or Llanfair Pwllgwyngyll is a large village and community on the island of Anglesey in North Wales, situated on the Menai Strait next to the Britannia Bridge and across the strait from Bangor. This is a popular tourist area and as such benefits from all round trade and a great location on the main road through the village. The Tafarn-Ty-Gwyn is slightly set back from the road and can be found close to the train station. With parking to the front of the pub and a further car park at the rear, along with a decked seating area at the front, this site is well set up to attract passing trade and locals alike. Anglesey is accessed via the A55 with Llanfairpwllgwyngyll railway station a short walk.

Pub Layout

The main trading area has a large central bar and covers three sides of the room; there is an area which can be used for dining, a small snug area as well as the main bar with its raised seating. The interior is traditionally decorated and offers a warm and comfortable drinking space as well as a comfortable dining area. Adjoining is a conservatory that currently houses the pool table but could be easily converted into a restaurant area. This leads out to a decked area and outdoor tables and chairs so customers can sit and watch the world go by. There is also a good-sized commercial kitchen at this site, it would benefit from serving traditional homemade classic dishes, Sunday carvery etc. to cater for both village locals and visitors to the area.

TRADING STYLE

The Tafarn Ty Gwyn is currently run as a wet led pub, there is an opportunity to introduce a small food menu, including potentially Sunday lunches to cater for both locals and visitors to the area. There is currently darts, domino's and a football team using the pub, this is great for the midweek trade. The Tafarn is a locals pub, there is live entertainment and a good rhythm of the week, there is plenty of scope to promote this further and attract visitors to the area.

ACCOMODATION

Private Accommodation

This consists of four bedrooms, a large lounge/dining room, kitchen and a bathroom.

FINANCIAL

Annual Rent: £25,000

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,000

Stock: £3,500

Fixtures and Fittings: To be confirmed upon valuation – funding options 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.



Sports Driven



Community
Local



3+ Private
Bedrooms



Function Room



Live Music



Kitchen



Car Park



Beer Garden

BDM VISION

We are looking to appoint an experienced licensee/s who have the energy and vision to run this village local to its full potential. This will be achieved by serving good quality, well-priced menu food as well as enhancing the already strong calendar of events that includes live entertainment and sports to ensure the pub attracts a broad spectrum of customers.



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