



VALENTINE INN, ABERGELE

ABERGELE, LL22 8ES

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Valentine, steeped in local history, is a medium sized end of terrace, nestled in the heart of Llanddulas, a semi-rural seaside village in Conwy county borough, Wales, midway between Old Colwyn and Abergel. Next to the North Wales Expressway in the community of Llanddulas and Rhyd-y-Foel – this is an upmarket village area which has a mass of cottages and houses with an average selling price of £236,960. The Valentine holds a prominent position in the village, being on the main route to Gwrych Castle, previously home to “I’m a celebrity get me out of here” and opposite St Cynbryd’s Church. Surrounded by high quality static caravan parks, which attract a year round trade that peaks in the summer months, the Valentine also enjoys a solid trade from B&B and Hotels housing visitors to the incredibly popular area. The Valentine or the “Val” as it is fondly known as by the villagers is probably the best pub in the area and is the epitome of a top quality local on your doorstep.

Pub Layout

This is a charming, traditional Pub, steeped in a wealth history and full of character. When visiting, you are welcomed with a really attractive frontage which continues to the inside presenting everything you would enjoy of a small country pub, with open fires in both the lounge and snug with characteristic narrow corridors with featured bric-a-brac, leading out to a beautiful walled garden – which is a prominent attribute and is probably the best presented quality featured beer garden in the area.

TRADING STYLE

The bar offers a solid range of standard and premium bands on both draught and back bar, with a particular focus on an extensive spirit range. The food offer is a delightful menu of grazing plates, gourmet sandwiches and popular bar snacks, all freshly prepared. There is also a clever chip bar menu with a range of different toppings and accompaniments. The food here is very popular and bookings are a must in advance, with a waiting list.

ACCOMMODATION

Private Accommodation

Immaculate well-appointed private quarters consist of: lounge, kitchen dinner which extends out to balcony area, three bedrooms and a bathroom with WC

FINANCIAL

Annual Rent: £22,000

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

Working Capital: £3,000

Stock: £1,000

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.



Open Fire



3+ Private Bedrooms



Cask Ale



Live Music



Kitchen



Beer Garden

BDM VISION

The offer needs to be maintained exactly as it is described – a solid range of standard and premium brands on both draught and back bar, with a particular focus on an extensive spirit range, along with a food offering hosting a menu of grazing plates, gourmet sandwiches and popular bar snacks, all freshly prepared. This offering with the continuation of the well-established pub quiz and immaculate standards, *will* ensure future success.



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