



WHITE LADY, PRESTATYN

PRESTATYN, LL19 7SG

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The White Lady Beer House (formally Royal Victoria) is a large pub located in the popular coastal town of Prestatyn opposite the train station creating a high footfall. The town centre of Prestatyn is only a five minute walk away which is home to an abundance of local amenities. Prestatyn is a seaside town and community in North Wales and is located on the Irish Sea coast, to the east of Rhyl and is incredibly popular with tourists and day trippers. Prestatyn railway station is on the North Wales Coast Line which connects the town with Holyhead and Chester.

Pub Layout

On entering the pub, you are welcomed into the impressive main bar with the bar servery facing you. This area hosts the darts oche, gaming machine and televised screens to show live sports. To the right of this area is the ladies and gents toilets. Fixed and loose seating wraps around the pub with seating for up to 40 covers. To the rear is an area with loose seating a long with a pool table and darts board. This area also leads onto the partially equipped catering kitchen which is of a good size and provides great access to all areas of the pub. Externally to the left of the pub is a paved patio with benches and a sheltered smoking solution. Although there is no car park, there is street parking immediately outside

TRADING STYLE

The White Lady is a community pub located in a prominent position and attracts local trade along with tourists when visiting this beautiful North Wales coastal town. The pub has previously been home to pool and darts teams however there is an opportunity to re-engage with local teams along with local football teams to re-establish these links within the community. The pub has also been popular in the past with its entertainment offer including karaoke, bands and quiz nights. Food has been successful in the past with both locals and tourists who like to stop by for a bite to eat.

ACCOMMODATION

Private Accommodation

The private accommodation consists of three good sized bedrooms including a lounge, kitchen and bathroom all of which are in good order.

FINANCIAL

Annual Rent: £12,000

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



Sports Driven



Community
Local



3+ Private
Bedrooms



Kitchen

BDM VISION

The White Lady is an extremely well loved pub with locals and visitors and has built up an excellent reputation over the last five years with the current licensee. I am looking for an individual or couple who are local to the area and will engage with the community. The successful applicant will need to demonstrate how they will develop this already popular pub and take it to the next level with a well thought out business plan and enthusiasm and charisma to follow it through.



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