

Garthangharad

1137 2UZ

AGREEMENT TYPE

Five Year Agreement

FACILITIES

-  Open Fire
-  3+ Private Bedrooms
-  Cask Ale
-  Kitchen
-  Parking
-  Beer Garden



£9,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Garthangharad is steeped in history dating from circa 1736. It is situated on the main road through the coastal village of Llwyngwril, just three miles south of the seaside resort of Fairbourne. Llwyngwril is an extremely popular resort which falls within the Snowdonia National Park. This picturesque village is a popular destination for walkers (the pub is on the main coastal path around Wales) and benefits from being a tourist attraction during the holiday seasons and attracts visitors with its many outdoor pursuits. The pub benefits from being the only pub in the village and is well supported by locals. Indeed, the Garthangharad is the only place for villagers to eat out and the only place in the village to get a take-out too. The Garthangharad is popular with people from the surrounding area wishing to drive out for a meal too, and during the holiday season (from Easter through to the end of September) the pub is the only place for holiday makers to eat out too.

Pub Layout

The front bar is an "olde" style village pub bar with an open fire. It's got a real rustic style benefiting from fixed seating and a traditional feel. The snug/restaurant also on the front of the building offers a quiet dining experience for 24, with the opportunity to do afternoon teas too. The back bar is of a more modern nature, featuring fixed seating and TVs and this bar is used by the younger element of the village. The restaurant/function room is a much larger area with seating for circa 40 covers. Due to the size of the room it's offers the ability to do food, parties and indeed put on live music. Courtyard Garden this is a small area with some bench seating and a great place to sit out in the sun. Pool Room, this is a "shed" which has been converted into a pool room and overflow drinking area for the court-yard garden. The trade kitchen is well equipped.

ACCOMMODATION

On the first floor there is a large lounge, small bedroom/office and two further bedrooms and a bathroom. On the ground floor there is a domestic kitchen/diner.

BDM VISION

The Garthangharad is a fantastic opportunity for someone who wants a village pub with the opportunity to maximise their income. The income streams at this pub are extensive from –bar sales, food and B&B. This is a unique site as it is the only pub in the village, and indeed the only pub in a 20 minute drive from the village. The right operator will be able to trade this pub from morning to night. Catering experience is essential to running this site successfully and if you've got drive and determination to build a really successful business.

TRADING STYLE

During the winter months the pub becomes the heart and sole of the community being the only pub in the village, with the closest pub being some 20 minutes drive away. The pub has a good reputation for food and drink with other eateries being around 20 minutes drive away. During the summer the pub is transformed by the tourist trade with both an increase in drinking and food trade. The pub has previously had Sky and BT Sport which has been well received by the locals along with the small outside pool room. Despite being an isolated community the pub still has pool and darts teams which travel between the pubs in the area.

FINANCIAL

Annual Rent: £20,000

Security Deposit: £5,000

Working Capital: £4,000

Fixtures and Fittings: 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.

Training: £250 plus VAT

For a breakdown on financial information, please refer to the 'Additional Info' tab.