admiral
TAVERNS

CASTLE, RHUDDLAN

RHUDDLAN, LL18 5AE

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Castle Inn is a well appointed two storey pub situated just off the main street in the the village of Rhuddlan. This typically Welsh town lies on the right bank of the River Clwyd and is home to a variety of shops, pubs and eateries. It benefits from tourist trade during the summer months and is located just three miles inland from the tourist town of Rhyl. There are a number of landmarks close by including Rhuddlan Castle and a local nature reserve. It's within close proximity to the A55, making it easily accessible from Chester and the wider North Wales Coast.

Pub Layout

The Castle is an old style pub with both a bar and a lounge layout. As you walk through the doors to the left hand side is what we would call the lounge, featuring loose tables and chairs, a TV and projector screen for when the sports / events are on and a space for a pool table if required. You will also find access to the beer garden and toilets to the back of this area.

To the right is the bar area, which also offers loose tables and chairs, additional TVs on the walls, a fruit machine and the main bar servery. Access to the beer garden and toilets is also available from this side of the pub. There is a car park opposite the pub for around 25 cars.

TRADING STYLE

The Castle is a drinks focused community local with a focus on sports and some weekend entertainment. Regular events include a weekly quiz night, monthly live band and karaoke. While there is a kitchen space, food is not currently served. However, there is potential to introduce a simple back-bar handheld offer or a weekend pizza offering in the future.

ACCOMODATION

Private Accommodation

This consists of a lounge, kitchen, bathroom and three bedrooms.

FINANCIAL

Weekly Rent: £500.00
Estimated Annual Turnover*: £356,401
Security Deposit: £6,500
Working Capital: £3,000
Stock: £3,500
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

The Castle is a community focused, popular pub that will require a local person or couple to continue this much loved establishment. The BDM would be looking for someone who will maintain the weekly entertainment and the sports here as they are very popular with the locals. To take the pub to the next level, the new licensee(s) will need to fully embrace the pub, become an integral part of the community and immerse themselves into local life.

3+ Private Bedrooms | Beer Garden | Car Park | Kitchen | Live Music

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