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TAVERNS



MOUNTAIN VIEW, COLWYN BAY

MOCHDRE, LL28 5AT

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Mountain View is nestled in the Welsh hills of Mochdre, close to the seaside town of Colwyn Bay. Mochdre has a population of approximately 2000 and in within easy access to the A55, it's surrounded with local attractions such as the Welsh Mountain Zoo, Bodnant Gardens and not forgetting the miles and miles of sandy beaches that North Wales has to offer. This pub is in a great location to attract locals as well as visitors to the area.

Pub Layout

As you enter the pub you immediately notice the large open area with a traditional bar on the back wall. This room benefits from picture windows meaning it has natural light flooding in, along with great views of the surrounding valley mountains, which is why the pub is aptly named. There are a lot of sections to this pub which are cleverly split into dining, relaxed drinking and entertainment with a mixture of fixed and loose seating and tables making it a very versatile space to enjoy.

To the front of the pub is an area which is used for entertainment such as music events, children's parties and much more. To the right of the main bar and dining area there is a very large games room which will facilitate a pool table, two dart boards and TV's. This area has access to the main bar area and will be popular with the local darts and pool teams. Outside, the pub there is an extremely large car park which could hold well over 50 cars. This space is a real gem as it has the potential to be used for large community events. The pub also benefits from a front terrace, part of which is covered, and to the rear is a patio area with traditional picnic benches. Potential to do a refurbishment at the Mountain View with the right tenant in place.

TRADING STYLE

Currently, the Mountain View has a good food and drinks trade, with the potential to increase this income by an established and robust rhythm of the week along site an active community fundraising and charity focus. The large catering kitchen and with lots of space for diners gives the facility to achieve this. The pub would benefit enhancing the local sporting market, a full televised sports package would be a great benefit and could also attract a wider audience.

ACCOMODATION

Private Accommodation

The private accommodation consists of four very large bedrooms, a kitchen, living room and bathroom.

FINANCIAL

Weekly Rent: £240.38
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £2,500
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.

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

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

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BDM VISION

For the Mountain View, we are looking for an experienced licensee or couple who have a good knowledge of the local area, with a genuine desire to deliver an active community role. “The View” as it’s affectionately known, would benefit highly from someone who is confident in promoting charity events and fundraisers, functions and food via social media, within the local community. This is a large spacious pub which would benefit from offering a more varied food menu and offers as well as hosting local events, which would take place in the warmer months in the huge car park and introduce a consistent weekday/weekend entertainment schedule.



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