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| **Admiral Taverns Letting Pack** |

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| **BDM** | **Becky Whitlock-Torr** |
| **Pub** | **Valentine Inn Llanddulas P01685** |
| **Postcode** | **LL22 8ES**  |
| **P&L Approved** | **No** |
| **To Let Board Required** | **Yes** |
| **Available From** | **Now** |

**Facilities Please highlight Yes or No**

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| **Beer Garden** | **Yes** |
| **Parking** | **No** |
| **Letting Rooms** | **No** |
| **Play Area** | **No** |
| **Sports Teams** | **No** |
| **Kitchen** | **Yes** |
| **Prep Area** | **Yes** |
| **Live Music** | **Yes** |
| **3+ Bedrooms** | **Yes** |
| **Cask Ale** | **Yes** |
| **Function Room** | **No** |
| **Open Fire** | **Yes** |
| **Sky Sports/ BT Sports** | **No** |
| **WIFI** | **Yes** |
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**Description (Describe type of building, location, demographics and surrounding area, pub layout and surroundings)**

**The Valentine, steeped in local history, is a medium sized end of terraced, nestled in the heart of Llanddulas, a semi-rural seaside village in Conwy county borough, Wales, midway between Old Colwyn and Abergele. 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, home of “I’m a celebrity get me out of here” for the past two years 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 (Explain what a customer would see on walking through the doors including external areas)**

**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 (Describe how the pub trades at present. If there is a split on wet/food, explain the retail offer)**

**Currently trading on net figures of 1.5k dry and 4k wet per week 28/72 % ratio.**

**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.**

Trading Style

**Private Accommodation (include if there are any letting rooms)**

**Kitchen dinner which extends out to balcony area**

**3 bedrooms**

**Lounge**

**Bathroom with WC**

BDM Vision

Include plans for Capex

**Financials (Breakdown)**

**Security Deposit: £5,000**

**Stock: £4,000**

**Working Capital: £1,000**

**Rent £24,000**

**F&F: (date of last valuation & amount) TBA**

**Training Fee: £325 +VAT (BSA)**

**Total Upfront Costs: £10,000**

**BDM Vision**

**PHOTOS - Min of 5 required (inc. Capex where required – all photos to be taken (“LANDSCAPE”)**

**Recruitment Vision (What is the criteria of the licensee? e.g. would suit a first time licensee, TAW, experienced operator, 5 year let)**

**This needs to be let back to back from the current 5 year tenancy agreement with a reasonably experienced community led operator, with the ability to market to and retain tourists visiting the area.**

**Vision (Your vision for the retail offer)**

**The offer needs to be maintained exactly as it is described as above – a solid range of standard and premium bands 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.**

**Property (Has the pub had Capex or are you planning on any inc property repairs)**

**Probably going to look at installing 3 phase to the kitchen under RTT.**

**Three Unique Selling Points**

1. **Well established business - the best pub for miles**
2. **Character and history**
3. **Probably the best beer garden in the area**

**Additional Information (Any additional information such as opening times, website links)**

**This really is the best pub in the vicinity, with a well-established trade built up and developed continuously over the past 10 years, by superb operators.**

**Monday CLOSED**

**Tuesday 3 pm till 11.00 pm**

**Wednesday 3 pm till 11.30 pm**

**Thursday 3 pm till 11.30 pm**

**Friday 3 pm till 11.30 pm**

**Saturday 1 pm till 11.30 pm**

**Sunday 1 pm till 10.00 pm**

**Food served Tuesday to Saturday 3 pm till 8 pm**

**KITCHEN CLOSED SUNDAY & MONDAYS**

 [Pub | Valentine Inn | Wales (valentine-inn.co.uk)](https://www.valentine-inn.co.uk/home)

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Friday 3 pm till 11.30 pm

Saturday 1 pm till 11.30 pm

Sunday 1 pm till 10.00 pm

**For BDM and Recruitment Team ONLY. (not to be included within advert)**

1. Would this pub suit a first time operator? N

1. If a food offer is applicable, would you be open

to alternative cuisines here i.e Indian, Chinese, Italian etc. N

1. Would a Free of Tie Option be considered here? N
2. Are we planning any investment/capex here? N (only RTT)
3. What are the current average weekly trading figures? As above