

Kings Head Hotel

51 High Street, Bethesda, Gwynedd, LL57 3AN



For Sale Freehold Licensed Premises
Guide Price: £125,000 plus VAT
Sole Selling Agent

- Prominent location in the town of Bethesda
- Traditional Grade II listed public house
- Situated on the A5 with easy access to the A55
- Benched trade patio located to the rear of the premises
- Ground Floor GEA of 1,180 square feet
- Plot size of 0.03 acres
- Virtual tour available
- May be suitable for alternative use subject to the necessary consent

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Location

Bethesda is a town on the River Ogwen and the A5 and is situated on the edge of Snowdonia, in Gwynedd, north-west Wales, located 5.3 miles south east of Bangor and 10.8 miles north east of Caernarfon with a population of circa 5,000.

The Kings Head Hotel is situated in the heart of the town centre surrounded by predominately retail and leisure properties.

Accommodation

The Kings Head Hotel is a brick built, with painted elevations, three storey building sitting under a pitched tiled roof.

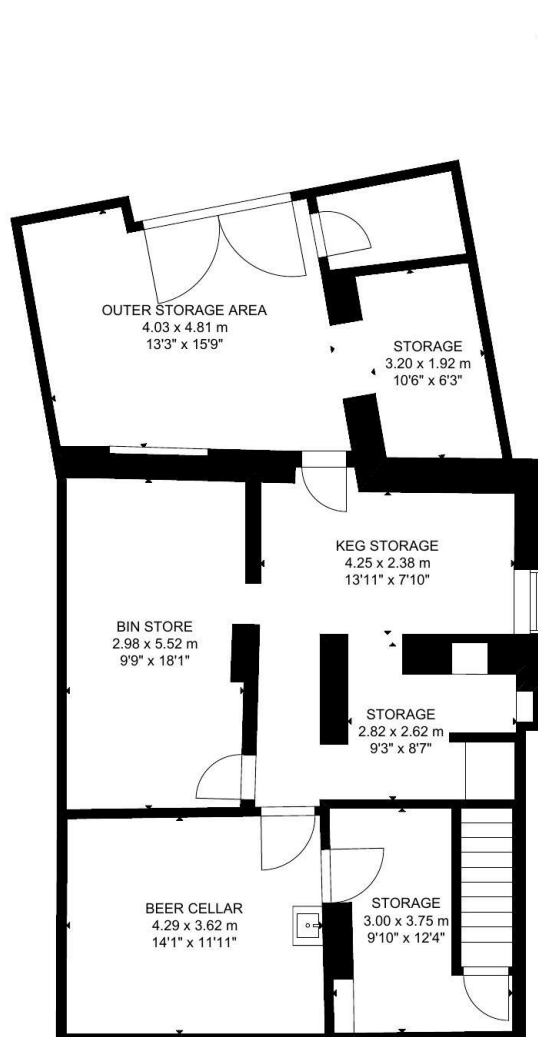
Furnished in a traditional style throughout, the internal trade area is situated on the ground floor around a central servery to the left, with a small snug area for circa 8 covers, a games area and additional 18 covers in the main bar area.

Ancillary trade areas comprise: customer WC's, storage and a large split basement cellarage. Private accommodation is located on the first floor and second floor comprising: 4 bedrooms, kitchen, lounge and bathroom/WC and office.

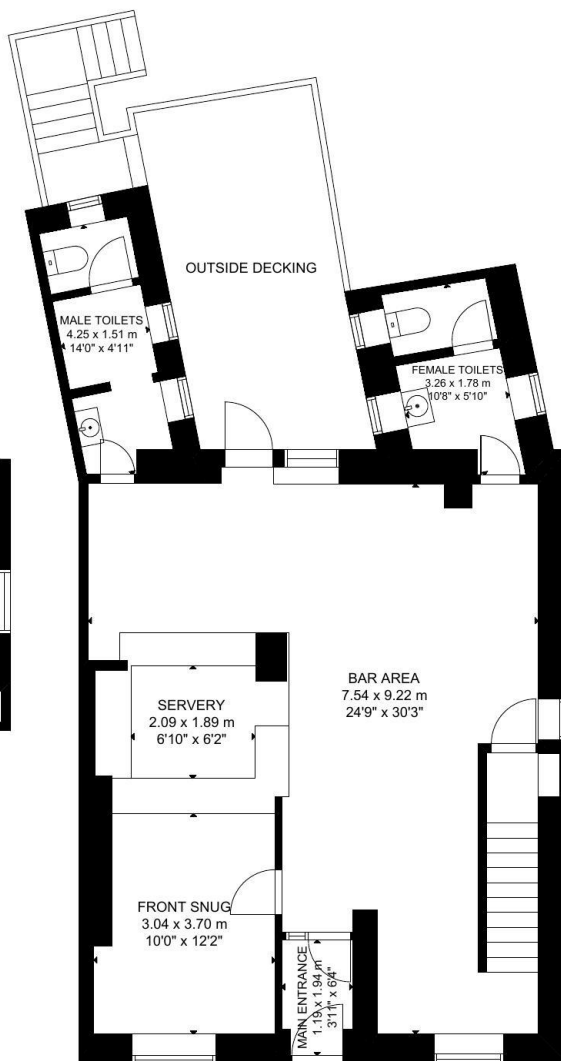
Externally there is a wooden deck for circa 12 covers, with an additional 14 benched covers below.

Ground floor GEA is approximately 1,180 square feet, sitting on a plot size amounting to circa 0.03 acres.

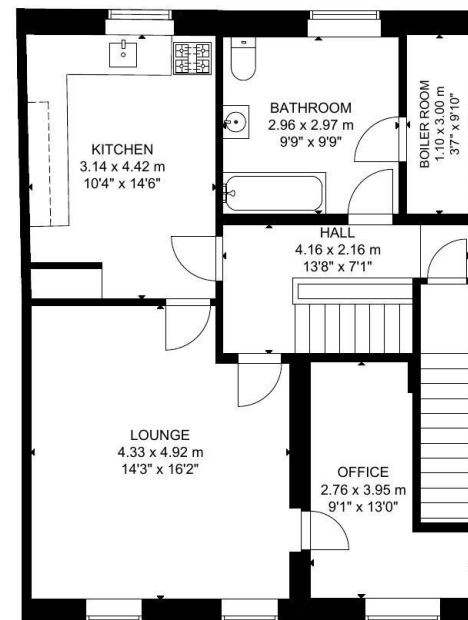
The Kings Head Hotel offers considerable scope for local public house operators. The property has potential for a range of uses, subject to the granting of relevant permissions, and is likely to be of interest to local developers and builders.



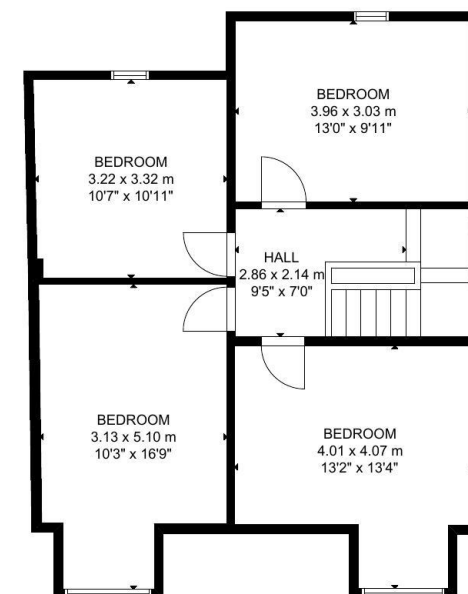
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

GROSS INTERNAL AREA
 TOTAL: 3,471 sq ft/ 323 m²
 FLOOR 1: 1,126 sq ft/ 105 m², FLOOR 2: 914 sq ft/ 85 m²
 FLOOR 3: 769 sq ft/ 71 m², FLOOR 4: 662 sq ft/ 62 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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LMT H.M. LAND REGISTRY		TITLE NUMBER WA924853	
ORDNANCE SURVEY PLAN REFERENCE	SH 6266	V	Scale 1/625 enlarged from 1/2500
ADMINISTRATIVE AREA GWYNEDD		© Crown Copyright	



General Information

Rating

The current Rateable Value is assessed at £10,500.

Licences

It is understood that the property currently possesses a Premises Licence.

Services

We are verbally advised that all mains services are connected to the property.

Trading

The premises are currently open for trading.

Tenure

The property is being sold freehold with vacant possession.

Fixtures and Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate

The property has a current EPC rating of an E.

VAT

VAT will be applicable on the sale of this property.



☎ 0113 880 0850

leeds@jamesabaker.co.uk www.jamesabaker.co.uk

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Agent Details

For further details please contact



Matt Whiteley
Associate Director, Leeds



07483 077 344



matt@jamesabaker.co.uk



Henry Boshier
Agency Surveyor, Leeds



07800 580 659



henry@jamesabaker.co.uk

Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
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4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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leeds@jamesabaker.co.uk **www.jamesabaker.co.uk**
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