

PORTERS COVE ABERSOCH, PWLLHELI, LL53 7DS

FOR SALE PUBLIC HOUSE /RESTAURANT

- Highly Prominent Position
- Popular Seaside Location
- Established Tourist Destination
- Rare Opportunity to Acquire Freehold with Vacant Possession



Chester

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North Wales

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LOCATION

The property is located in Abersoch village part of the community of Llanengan, Gwynedd, Wales, and is a very popular coastal seaside resort. It is situated on the end of the east facing south coast of the Llyn Peninsula at the southern terminus of the A499.

It is circa 7 miles south west of Pwllheli, 27 miles south west of the community town of Caernarfon. Originally a fishing port, Abersoch is now a tourist destination with visitors coming from all over the North West and the wider region, to enjoy the beaches, sailing and power boating. As well as enjoying the up market leisure and night life the village has to offer.

Abersoch is also popular for its close proximity to the Snowdonia National Park, with Snowdon being visible from Abersoch Bay. There is an 18 hole golf course.

Abersoch was named one of best places to live in Wales 2017 and has a population of around 1,000 people which increases to around 20,000 during the summer months, the population is almost split 50/50 Welsh English.

There are a number of holiday parks in Abersoch including the The Warren Abersoch, which is part of the Haulfryn Group, one of North Wales most exclusive holiday destinations. The Warren among other holiday parks substantially increase the population of the village.



SITUATION

The property is situated on the east side of Stryd Fawr, Abersoch's main retailing thoroughfare, other bars, restaurants, and shops in the immediate vicinity include:

- Abersoch Diner
- Fresh Bar & Grill
- St Tudwals Inn
- Abersoch Boardrider
- Crew Clothing
- The Hub Abersoch
- Jack Wills
- Fat Face
- Londis
- Zinc Cafe Bar & Grill
- The Vaynol
- Mañana Restaurant

The property is on the eastern side of the Street, benefiting from maximum sunshine.

There is planning permission to extend the beer garden terrace.

Subject to the relevant consents the property would be suitable for several uses such as retail and / or residential conversion.

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DESCRIPTION

The property is an extensive traditional style dining and drinking pub with high quality interior decoration and large outside beer garden to the front of the property.

The interior covers are 102, including the bar plus 64 outside tables.

The ground floor of the property comprises the bar/restaurant area which has been renovated as well as the kitchen, dry store and cellar and male and female wc's. To the first floor is a three-bedroom, two bathroom, lounge, kitchen and dining room apartment, in good condition, with separate access which will be included in the sale, and has previously been used by the restaurant manager.

All of the restaurant/bar fixtures and fittings can remain, as part of the sale, Subject to Negotiations and Contract.

ACCOMMODATION

	Sq. M	Sq. Ft
Ground Floor	279.45	3,008
First & Second floor Flat	59.55	641

A full schedule is available from the agents



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PURCHASE PRICE

We are instructed to seek offers of **£1.3 million**, Subject to Contract, for the freehold interest of the property.

TENURE

The property will be available freehold with vacant possession.

VAT

The property price is quoted without but may be liable to Value Added Tax.

EPC

An Energy Performance Certificate will be available to interested parties upon request.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



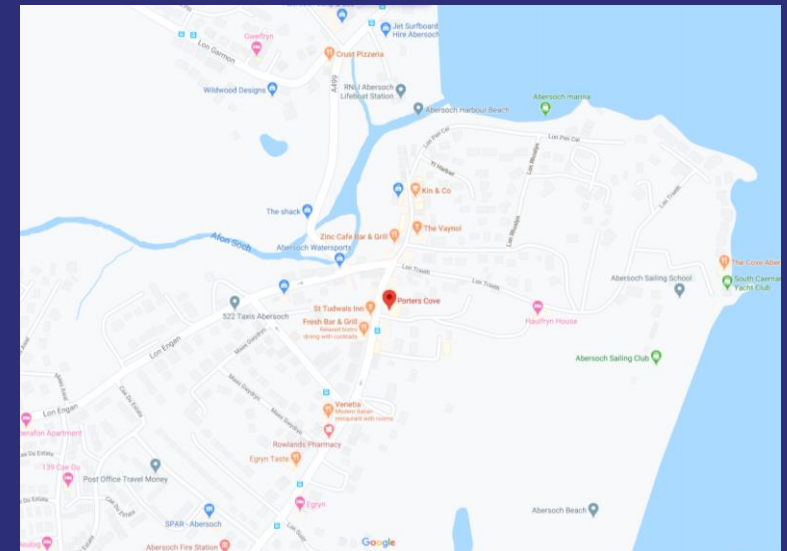
VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: March20
SUBJECT TO CONTRACT

Robbie Clarke

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IMPORTANT NOTICE

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