



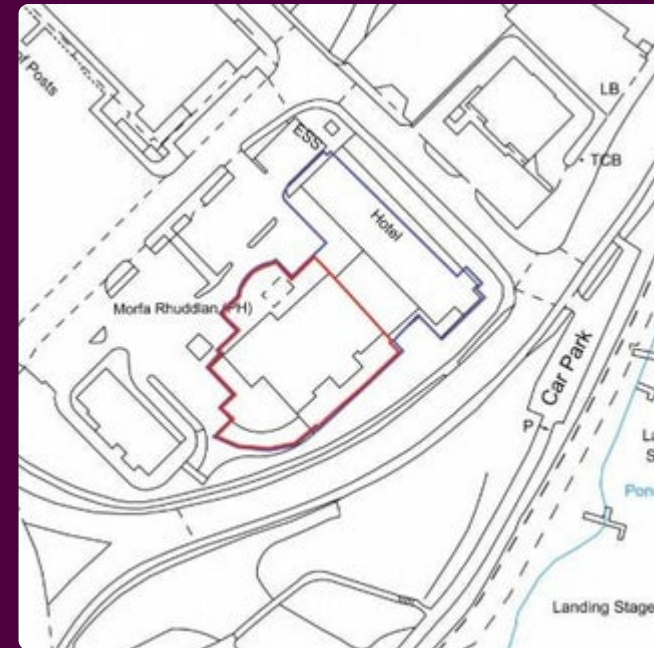
MORFA RHUDDLAN TABLE TABLE

Castle View Retail Park, Marsh Road, Rhuddlan, LL18 5UA

LONG LEASEHOLD: £850,000 PLUS VAT | REF: 5665043

KEY HIGHLIGHTS

- Turnkey operation in Prime Location
- Adjacent to Premier Inn (44 rooms)
- Strong local and tourist support
- 187 Covers
- Leasehold Tenure
- Fully Licensed - Energy rating B

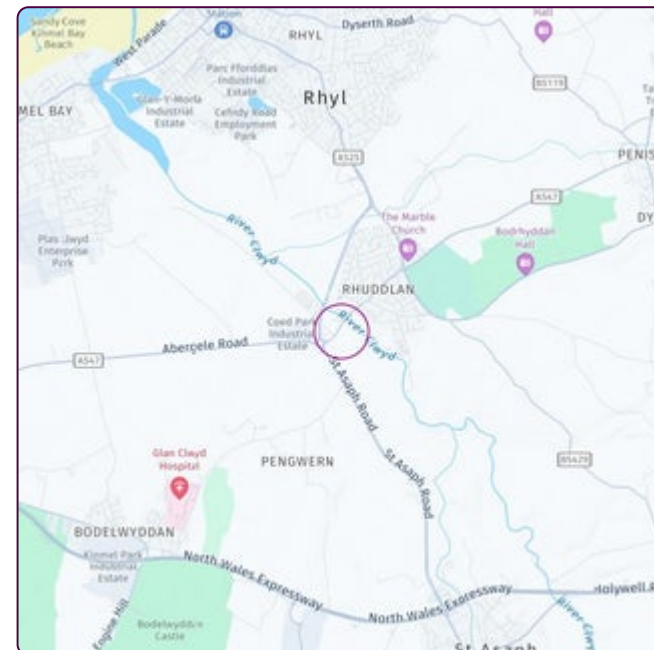


LOCATION

The Morfa Rhuddlan Table Table is located just outside Rhyl, with convenient access from the A525 and close proximity to the A55 North Wales Expressway, providing strong links along the North Wales coast and towards Chester.

The site adjoins the Premier Inn Rhyl Seafront hotel and sits near a cluster of local amenities, including retail parks, supermarkets and coastal leisure attractions. Rhyl town centre and railway station are only a short drive away, offering regular services along the North Wales coast and into major hubs such as Chester and Manchester.

With good road connectivity, nearby public transport links and access to both retail and seaside leisure facilities, the location is well positioned for both local residents and visiting customers.



DESCRIPTION

The property comprises a detached Table Table restaurant of brick construction, prominently situated within a well-established retail park environment.

The location benefits from strong footfall generated by surrounding retail operators, enhancing its appeal as a family dining destination.

* Sale price is subject to VAT



INTERNAL DETAILS

The front of house provides approximately 187 covers in an open-plan configuration, arranged around a central bar servery and finished in the typical Table Table corporate style.

The layout offers a spacious and flexible dining environment suitable for a range of customer groups.

The back of house is well configured and includes a fully fitted commercial kitchen, walk-in fridge/freezer, bin store and a ground level cellar.

At first floor level, there are additional support areas including a dry store, office and staff toilets, providing a practical operational setup.



FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms of Disposal" document) may be removed from the property prior to, or shortly after, completion.

TRADING HOURS

Monday - Friday - 6.30am - 11.00pm

Saturday - 7.00am - 11.00pm

Sunday - 7.00am - 10.30pm

REGULATORY

Premises Licence.

THE OPPORTUNITY

An excellent opportunity to acquire a well-positioned bar restaurant in Rhuddlan, North Wales, benefiting from a prominent roadside location and close proximity to key transport routes including the A55.

The property offers:

- A turnkey operation, significantly reducing initial capital expenditure
- Continued use as a family dining venue, capitalising on the established layout
- A strong mix of local custom and passing trade, as well as seasonal uplift
- Potential for alternative branded or independent concepts, subject to the necessary consents
- Scope to enhance trade through extended hours, outdoor activation, or menu repositioning



LETTING ACCOMMODATION

The property includes a two-bedroom residential unit, which is currently vacant and offers potential for staff accommodation or additional rental income.

EXTERNAL DETAILS

Externally, the property is equally well configured:

- Shared car parking
- A well-presented external seating area
- Prominent signage and roadside visibility

STAFF

The property is being offered for sale as a going concern. Relevant staffing details are available within the data room for review by qualified parties.

TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.

T&C'S LINK

[Click Here for Terms and Conditions](#)



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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