



THE FEATHERS

53 Well Street, Ruthin, LL15 1AW

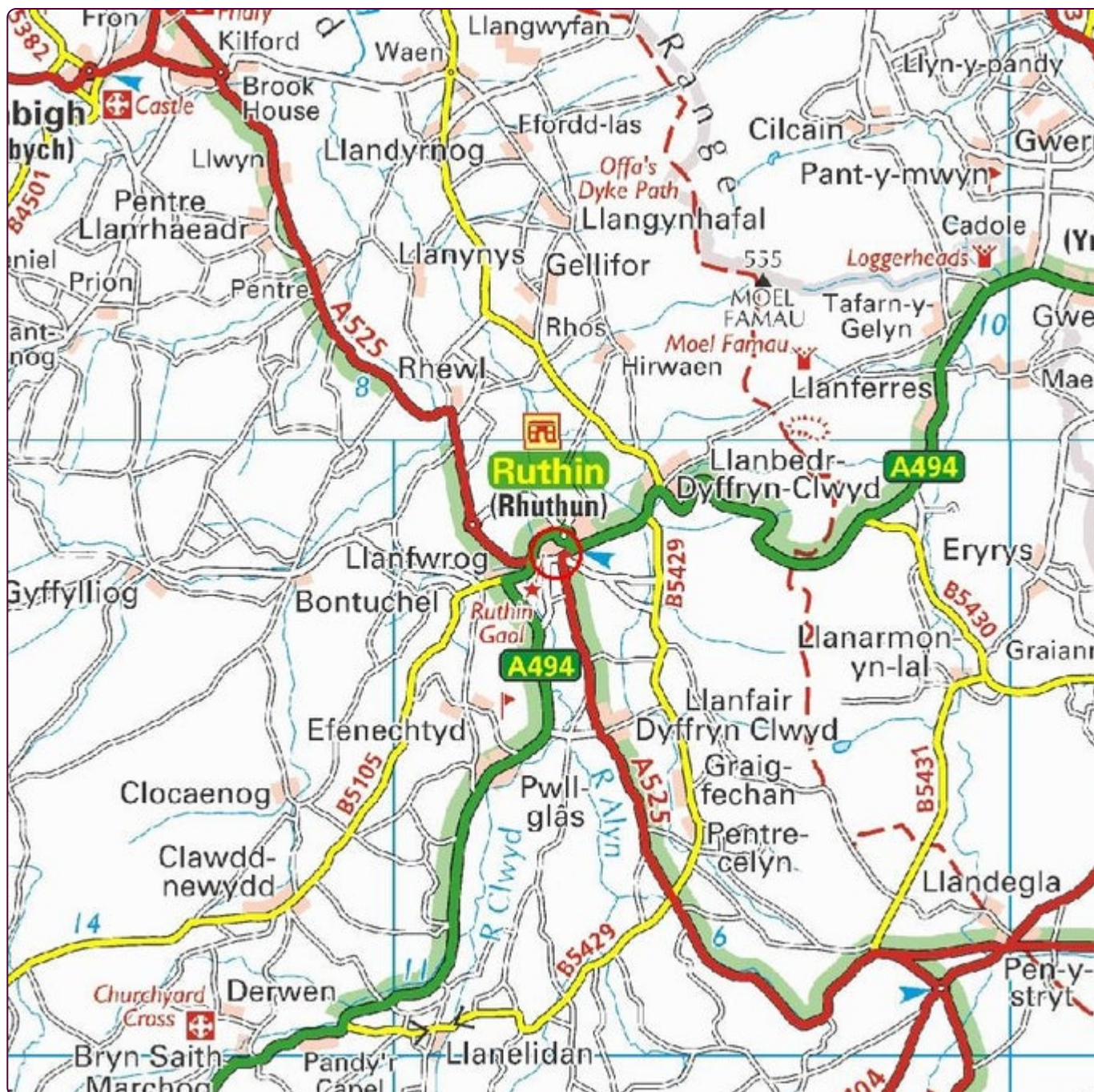
FREEHOLD: £375,000 | REF: 5652102

KEY HIGHLIGHTS

- Turn-key free of tie pub
- Four letting bedrooms
- Planning permission granted
- Manager's/Owner accommodation
- Turnover '25 - £454,678
- Energy Rating B

LOCATION

Nestled in a picturesque rural setting, Three Feathers enjoys a charming position that reflects its heritage as an old drovers pub. The property benefits from a loyal local customer base and is well-positioned to attract visitors exploring the surrounding countryside. With ample parking and a welcoming frontage, it offers both convenience and character in equal measure.





DESCRIPTION

Three Feathers is a traditional public house that retains much of its original character and features. The property comprises a well-established wet-led pub, a four-bedroom B&B above with shared lounge and kitchen facilities, and a popular function room. The building exudes rustic charm and has been lovingly maintained by the current owners, who have operated it successfully for over a decade.



INTERNAL DETAILS

The ground floor houses the main bar area, a dedicated real ale cellar, and a converted stone restaurant space. Upstairs, the B&B provides comfortable accommodation with four bedrooms, ideal for guests or with some layout modifications large and spacious owner accommodation. The function room is a versatile space, regularly used for community events and private bookings. The property also includes a car park, enhancing accessibility for patrons.

FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

TRADING INFORMATION

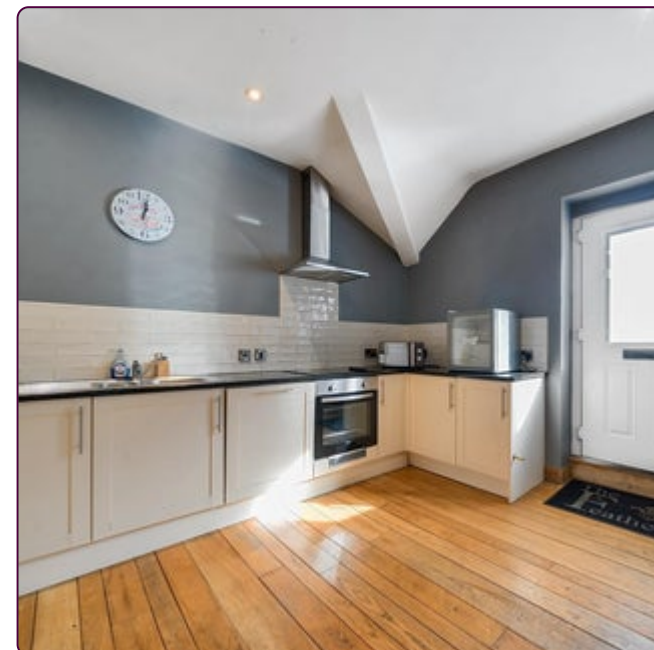
Turnover '25 - £454,678

GP - £305,533

Adjusted Nett - £14,181

THE OPPORTUNITY

Planning permission has been granted for a commercial kitchen unit adjacent to the restaurant area, paving the way for a bistro or fine dining experience. The event spaces offer excellent potential for seasonal and themed events, which have historically been well-attended. With scope to expand food offerings and build on the existing trade, Three Feathers presents a compelling opportunity for new owners to develop a thriving hospitality business.





TRADING HOURS

Monday to Thursday
15:00 - Midnight

Friday
Noon - 1:00am

Saturday
11:00am - 2:00am

Sunday
12:00pm - 11:00pm



BUSINESS RATES

Current rateable value is £21,000 as of April 2026.
Confirmation of actual business rates payable should be obtained from the local authority.

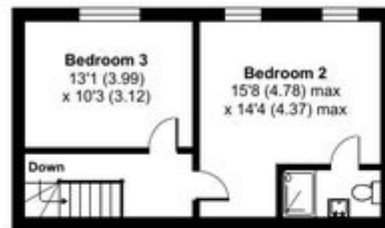
REGULATORY

Premises License

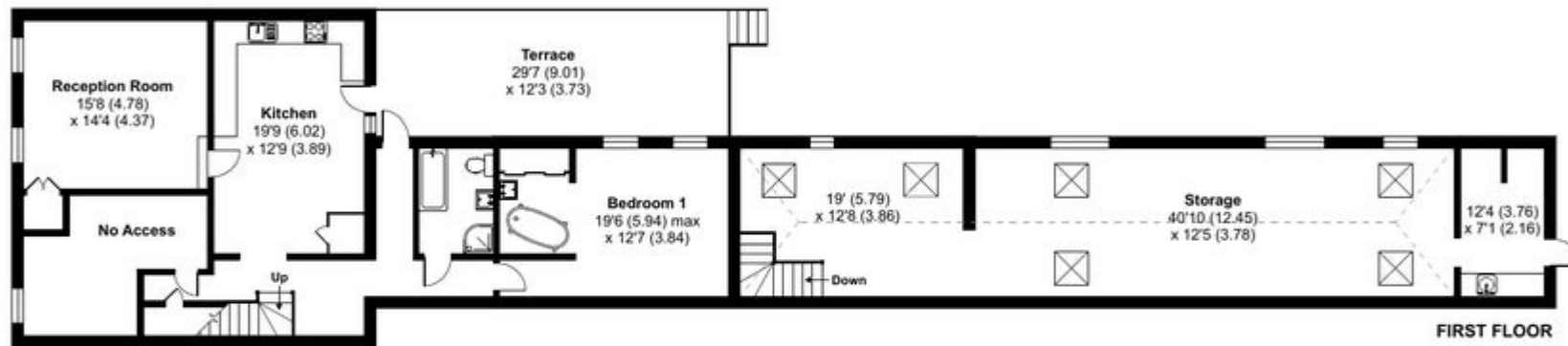
Well Street, Ruthin, LL15

Approximate Area = 4826 sq ft / 448.3 sq m

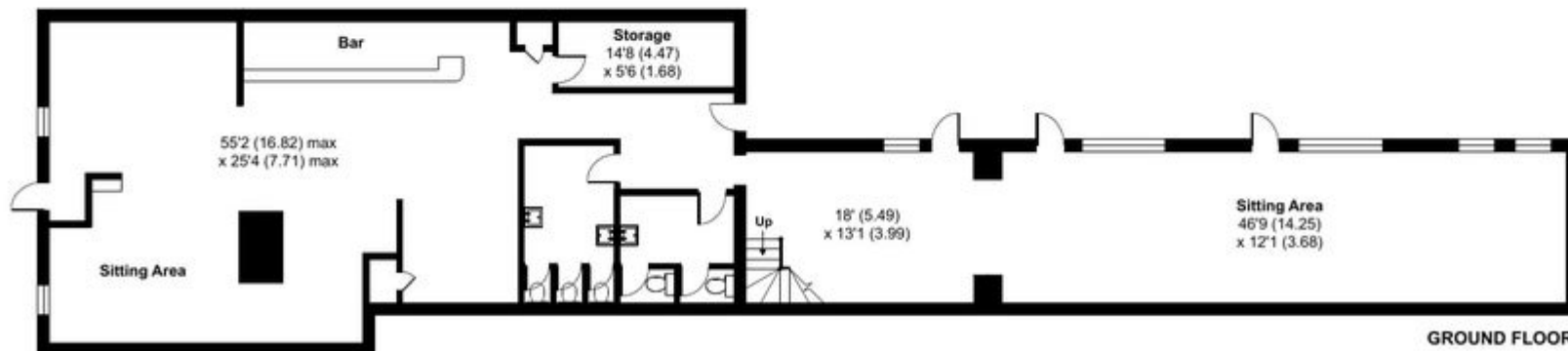
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Plc. REF: 1348757



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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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CONTACT

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



JAMES DODD

Business Agent - Pubs and Restaurants

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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.

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