



HALFWAY HOUSE

Church Street, Connah's Quay, Deeside, CH5 4AS

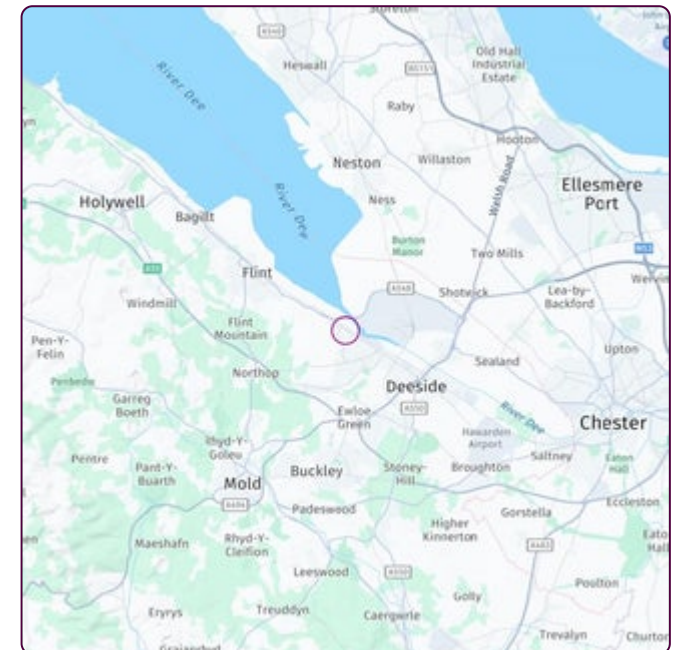
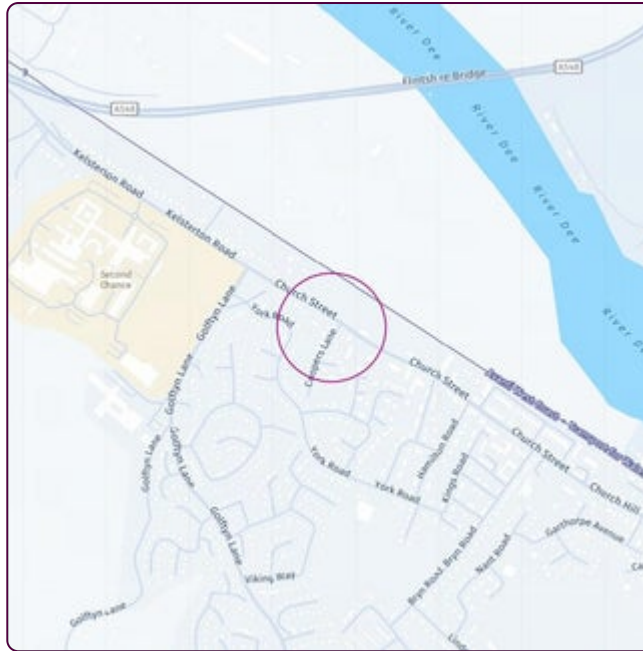
FREEHOLD: £325,000 | REF: 5652108

KEY HIGHLIGHTS

- Prominent Roadside Location
- Large plot
- Fully fitted commercial kitchen
- Six Letting Rooms
- Possible change of use
- EPC Rating D

LOCATION

Situated in the heart of Connah's Quay, the Halfway House enjoys a prominent roadside position with excellent visibility and accessibility. The site benefits from strong local footfall and is well-positioned to attract both passing trade and a loyal community customer base.





DESCRIPTION

The Halfway House is a substantial detached public house occupying a generous plot. It offers a versatile layout with a spacious open-plan trading area on the ground floor and letting accommodation above. The property presents a compelling opportunity for both experienced operators and new entrants to the hospitality sector.



INTERNAL DETAILS

Inside, the pub features an open-plan trading space that includes a games room with seating for 20, a bar area with space for another 20 guests, a cosy lounge area for 6, and a dining area that can accommodate up to 36 covers. A fully fitted commercial kitchen is in place, ready to support a food offering. Upstairs, there are six letting rooms, complemented by a communal kitchen and bathroom, offering potential for short-term stays or contractor accommodation.

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.

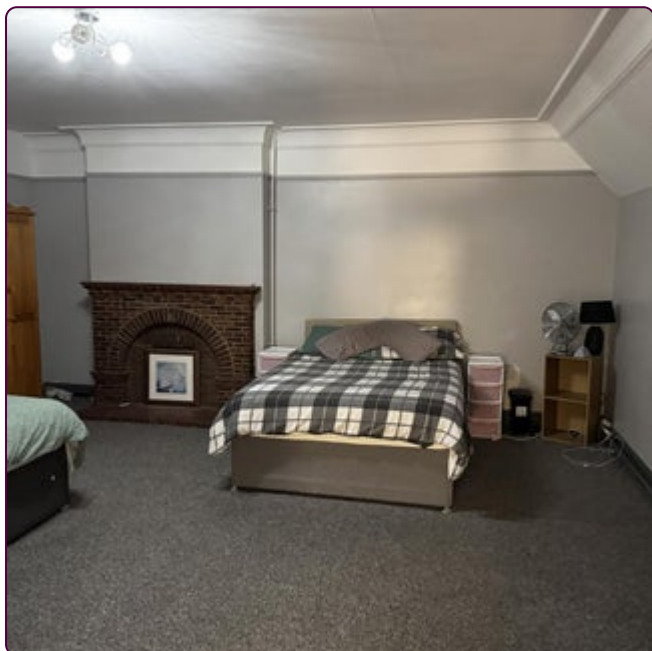
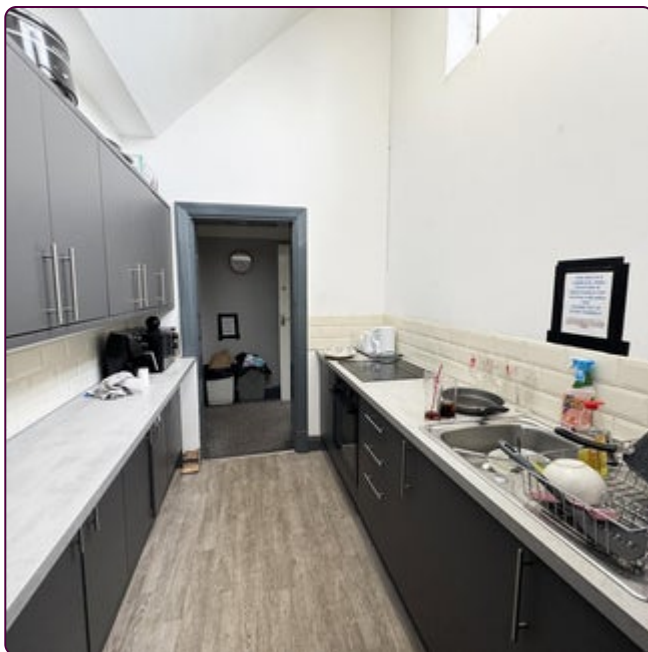
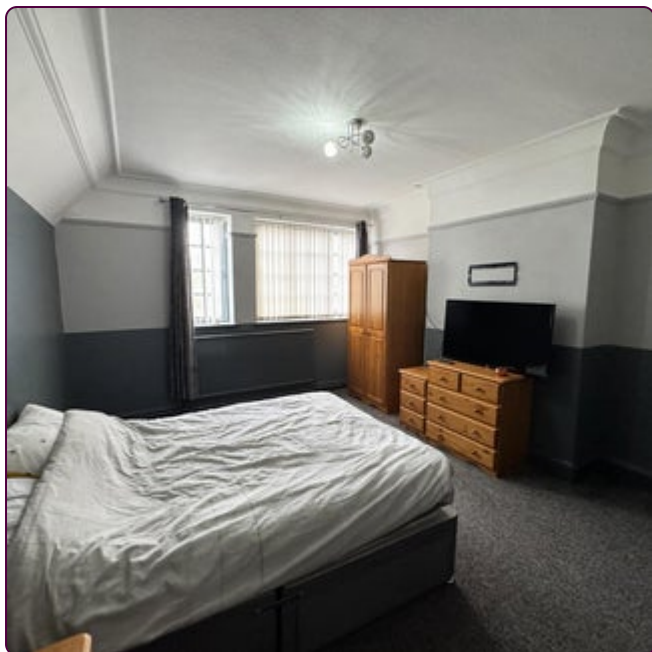
LETTING ACCOMMODATION

The first floor comprises six letting bedrooms, currently served by shared facilities including a communal kitchen and bathroom. This setup offers scope for refurbishment or reconfiguration to enhance the guest experience and increase income potential.

EXTERNAL DETAILS

Externally, the property benefits from a large car park with 32 spaces, ensuring convenience for visitors. There is also an outdoor seating area for 45 guests, complete with a children's play area, making it an attractive venue for families and summer trade.





THE OPPORTUNITY

The Halfway House is not currently serving food, presenting a clear opportunity to introduce a dining offer and tap into unmet demand from the local community. With its generous plot size, the site may also lend itself to alternative uses, subject to planning or change of use. Whether continuing as a public house or exploring redevelopment options, this property offers significant potential for growth and value creation.

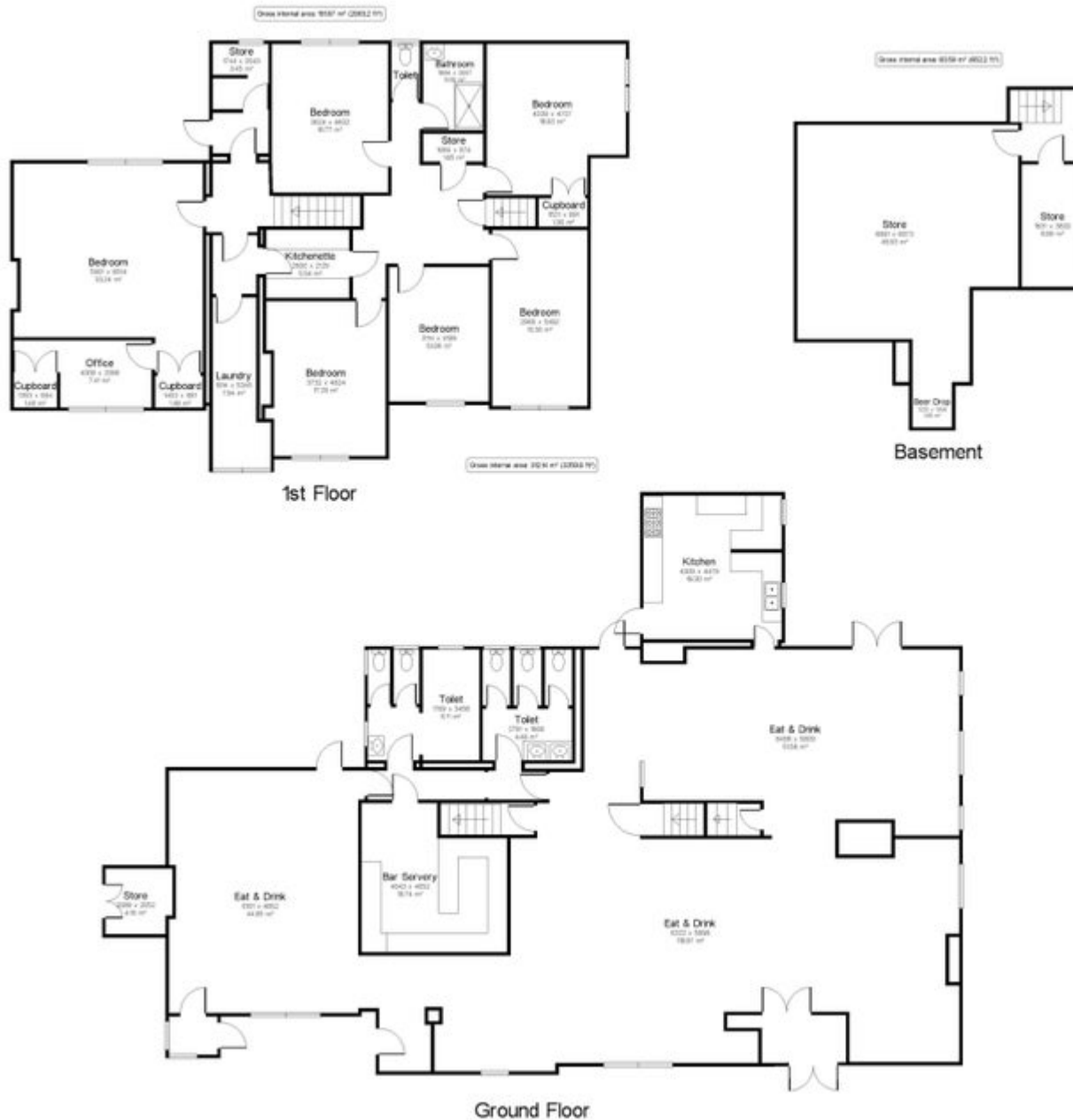
BUSINESS RATES

Current rateable value is £19,400 as of April 2026. Confirmation of actual business rates payable should be obtained from the local authority

REGULATORY

Premises License





National Commercial Property Compliance & Marketing

Energy Performance Certificates (EPCs)

Professional Property Photography

Land Registry Compliant Lease Plans

Hausaland Surveys (CAD Drawings)

Property Floor Plans

Clouded Property Photography

Arbitration Management Reports Fee

R&A Assessment Reports

Drone Photography

DO NOT SCALE THIS DRAWING

Drawing Key

No.	Date	Description
1	14/11/2022	Initial Floor Plans

Project: Floor Plans

Address:

Drawing No: 8888-00-000-00

Drawing Title: Floor Plan

Drawing Date: 2022

Drawing Size: A1

BakerLife

14/11/2022 14:11:22

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DEBT & INSURANCE ADVISORY

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T: 0344 412 4944

E: enquiries@christiefinance.com

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T: 01908 920 570

E: enquiries@christieinsurance.com

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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

T: +44 7561 114 985

E: james.dodd@christie.com



KEITH STRINGER

Director - Pubs & Restaurants

T: +44 7764 241 307

E: keith.stringer@christie.com

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