HALFWAY HOUSE

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

FREEHOLD: £325,000 | REF: 5652108

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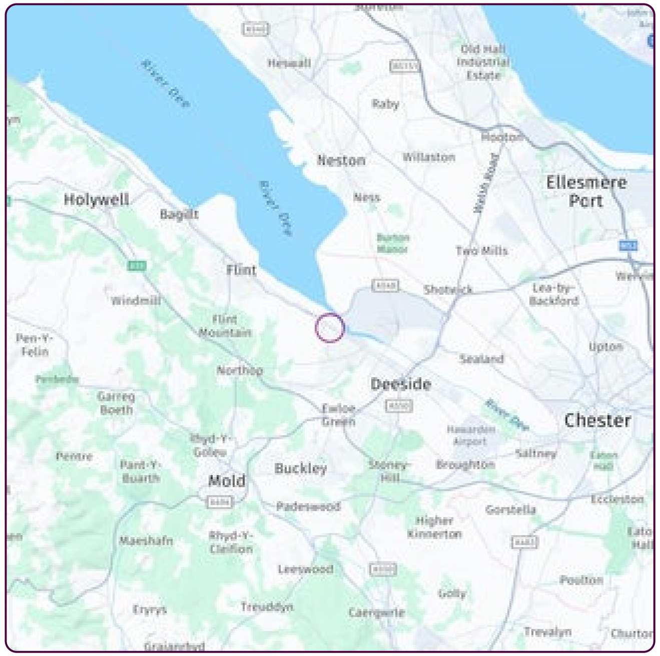
KEY HIGHLIGHTS

- 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

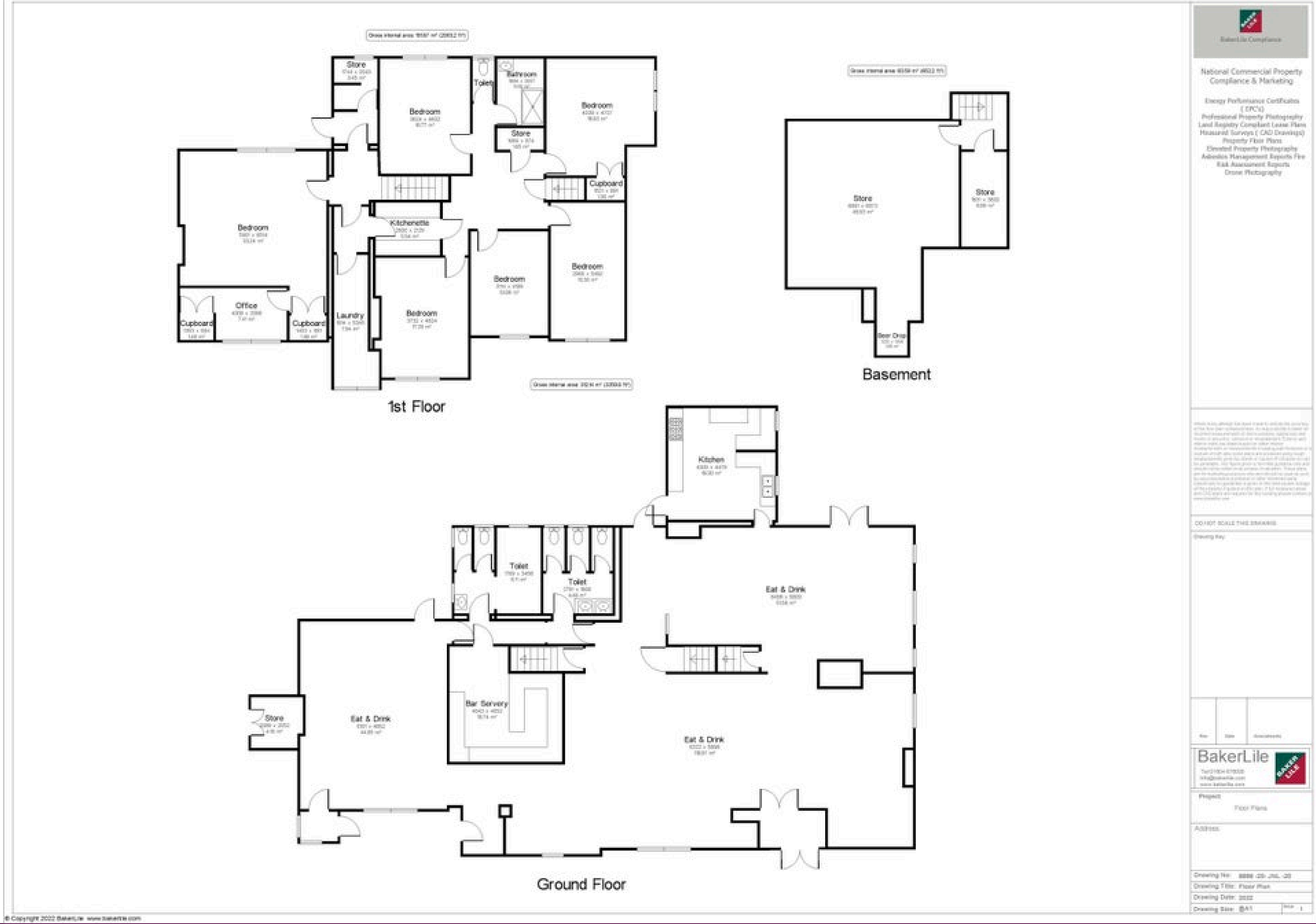
The Halfway House is not currently serving food, presenting a clear opportunity to introduce a dining offer and tap into unmet demand from the local community. With its generous plot size, the site may also lend itself to alternative uses, subject to planning or change of use. Whether continuing as a 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



Store
Toilet
Bathroom
Bedroom
Bedroom
Store
Cupboard
Bedroom
Kitchenette
Bedroom
Bedroom
Office
Cupboard
Cupboard
Laundry
Bedroom
1st Floor
Store
Store
Beer Drop
Basement
Kitchen
Toilet
Toilet
Eat & Drink
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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:

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