

Moelwyn Restaurant

- 30 cover bar/restaurant
- 6 letting rooms
- Seafront location
- Planning to convert to residential
- 3 bedroom owners accommodation
- Energy Rating C

27-29 Mona Terrace, Criccieth, LL52 0HG

Freehold: £635,000

Ref: 5665013

DESCRIPTION

Moelwyn offers six en suite letting rooms with sea views, alongside a 28-seat restaurant, bar, and outdoor terrace. The premises is currently being ran as a lifestyle business focusing on the rooms, providing guests with stunning sea and mountain views.

The property is well-suited for a family-run operation and includes spacious owner accommodation with three bedrooms, two lounges, a kitchen, and a bathroom.

Originally two Victorian townhouses, Moelwyn has planning permission in place for conversion back into two separate residences, presenting a unique investment opportunity.

LOCATION

Criccieth, a charming coastal town in Gwynedd, Wales, is renowned for its scenic seafront, historic landmarks, and welcoming atmosphere. Overlooking Cardigan Bay, it offers breathtaking views and a tranquil setting, making it a sought-after destination for visitors and locals alike.

The town is home to Criccieth Castle, a striking medieval fortress, and features a vibrant selection of shops, cafés, and attractions. With its sandy beaches and strong community spirit, Criccieth provides an ideal location for a restaurant, benefiting from both steady local patronage and seasonal tourist footfall.











INTERNAL DETAILS

GROUND FLOOR

Lounge bar area, restaurant with approximately 30 covers, kitchen, reception area, and terrace with sea views.

OTHER FLOORS

Six en-suite letting bedrooms, all with sea views to one side of the building with three-bedroom owners accommodation with sea views to the other

EXTERNAL DETAILS

Outside terrace and patio (20)

THE OPPORTUNITY

This property offers a well-appointed hospitality space in a prime coastal location, presenting an excellent opportunity for a new owner to continue or expand its business potential.

OWNER'S ACCOMMODATION

Separate three-bedroom owner's accommodation with two lounges, kitchen, and bathroom.

PLANNING PERMISSIONS

Planning permission has been granted to conversion to two residential dwellings

TENURE

Freehold

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.

BUSINESS RATES

The Rateable Value is £8,900 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

REGULATORY

Premises License




























Toilet
Store
Store
Store
Lower Ground Floor
Kitchen
Laundry
Store
Coffee &Tea
Office
Reception
Dining
Lounge
Ground Floor
Bedroom
Bedroom
Ensuite
Ensuite
Bedroom
Bedroom
Kitchen
Store
Ensuite
Lounge
1st Floor
Bedroom
Bedroom
Ensuite
Ensuite
Bathroom
Bedroom
Ensuite
Bedroom
Bedroom
Ensuite
Bedroom
2nd Floor

DEBT & INSURANCE ADVISORY

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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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