



FAIRWAYS WINE BAR

39 Water Street, Rhyl, LL18 1SR

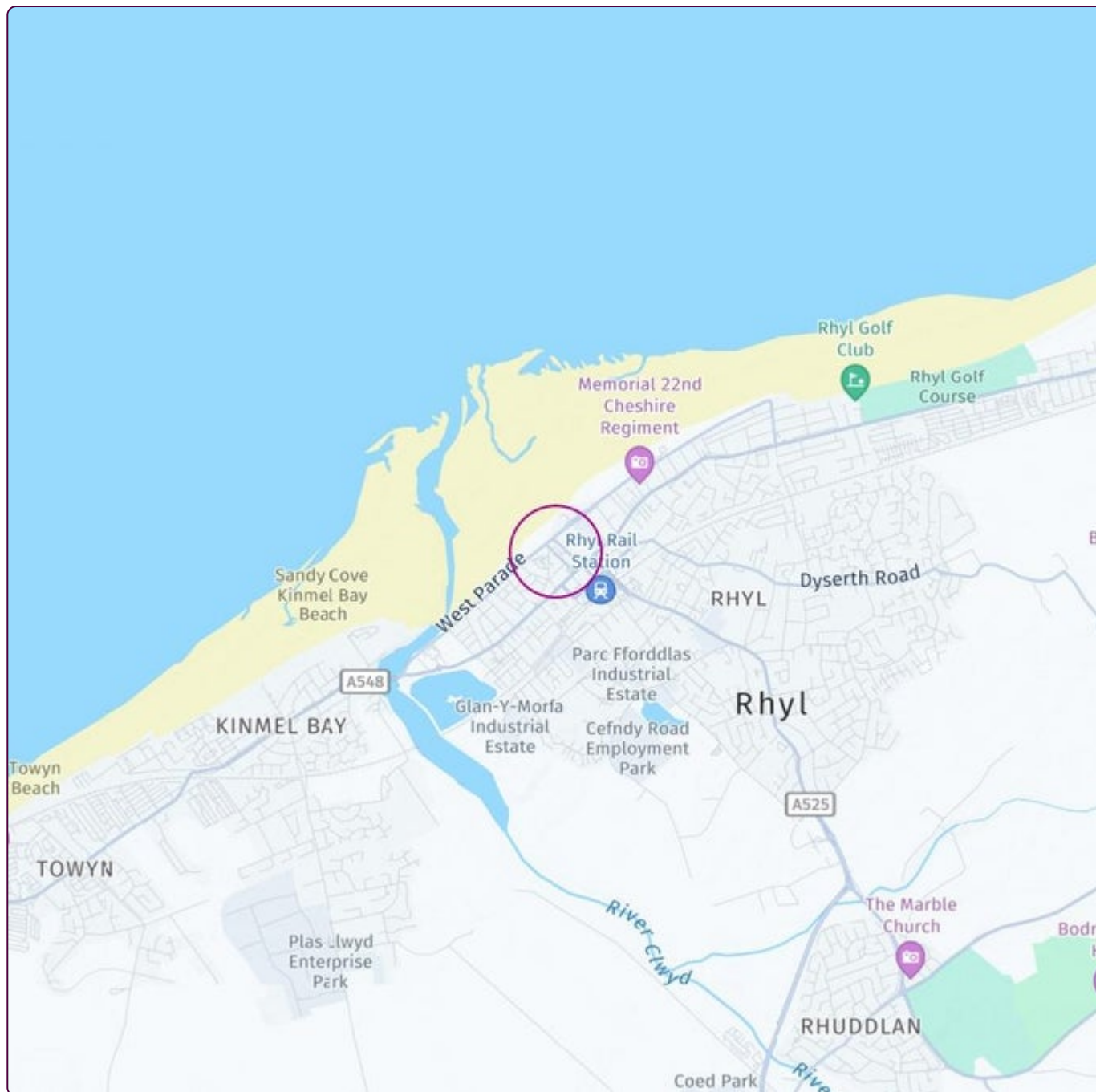
FREEHOLD: £795,000 | REF: 5652113

KEY HIGHLIGHTS

- Experience led bar with tenant in place
- Seven letting apartments all tenanted
- Interactive darts, karaoke, golf and pool
- Opportunity to improve trade
- Accounts available
- EPC Ratings available

LOCATION

Fairways Wine Bar occupies a prominent position on Water Street in the heart of Rhyl, a busy coastal town that continues to benefit from significant regeneration and sustained visitor numbers throughout the year. The property is well placed to capture both local custom and passing trade, with its close proximity to the seafront, town centre amenities, and major transport links. This accessible location makes it an ideal venue for both residents and tourists seeking high-quality leisure and entertainment options.





DESCRIPTION

Fairways is a contemporary, sports-themed, experience-led cocktail bar arranged across multiple trading areas designed to maximise customer engagement and dwell time. The interior has been fitted to a high standard, offering an inviting and vibrant atmosphere suitable for a wide range of occasions—from casual gatherings to celebratory nights out. With a focus on interactive entertainment and modern socialising, the venue combines style, comfort, and functionality to deliver a versatile hospitality environment.

REGULATORY

Premises Licence



THE OPPORTUNITY

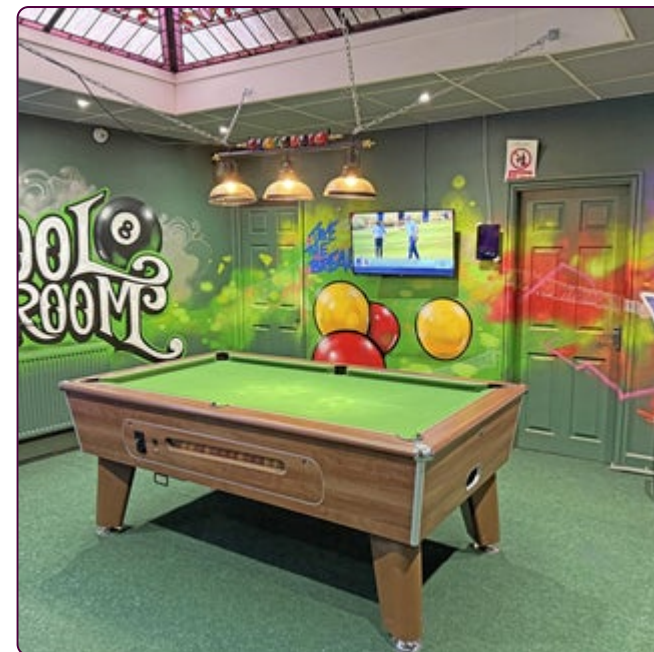
Fairways Wine Bar represents a rare chance to acquire a well-equipped, experience-driven hospitality venue in a thriving coastal location, supported by a substantial and consistent rental uplift from the upper-floor flats. The business is ideally suited to operators looking to capitalise on the growing demand for interactive leisure and premium social spaces. With its impressive specification, diversified revenue streams, and strong local profile, the property offers significant scope for continued growth and development under new ownership

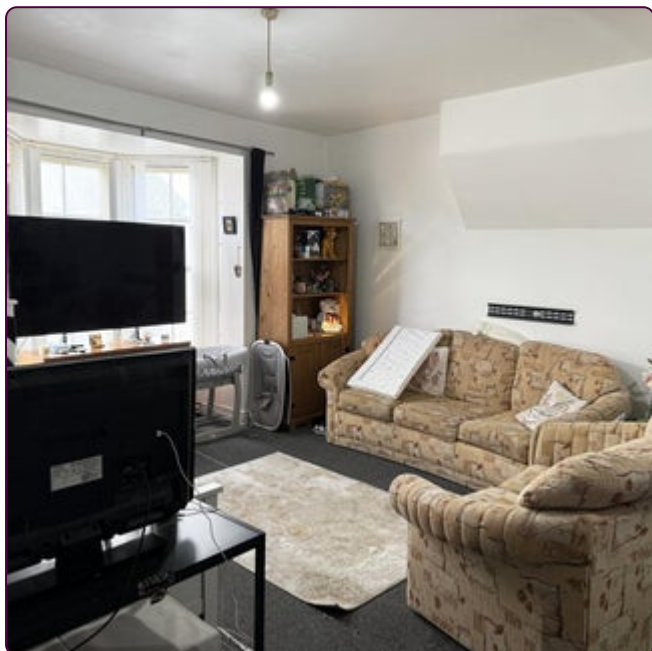
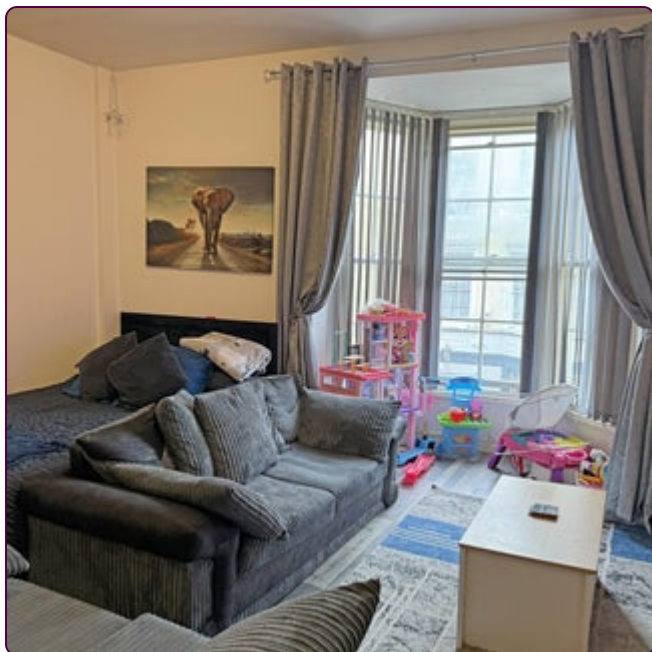
INTERNAL DETAILS

The bar is centred around a spacious main servery that efficiently supports the various trading areas throughout the venue. Fairways offers an immersive customer experience with high-quality leisure attractions including multiple pool tables, a state-of-the-art golf simulator, interactive darts, and a dedicated karaoke booth. These features encourage repeat visits and group bookings, catering perfectly to sports enthusiasts, gamers, and those seeking fun, memorable nights out. The layout flows naturally between zones, allowing operators to run multiple offers and events simultaneously.

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

Above the commercial trading areas are seven self-contained residential flats, all fully rented on Assured Shorthold Tenancies. The accommodation provides a secure and reliable additional income stream, producing a combined monthly rental income of £4,400. This makes the property especially attractive to investors seeking a mixed-use opportunity with both strong business potential and stable passive income.

BUSINESS RATES

The Rateable Value is £15,000 with effect from April 2026. Confirmation of actual business rates payable should be obtained from the local authority.





3rd Floor



2nd Floor



Ground Floor



1st Floor



Ground Floor Flat 39 Water Street

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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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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