



THE TAL-Y-CAFN

Tal-Y-Cafn, Colwyn Bay, LL28 5RR

FREEHOLD: £1,800,000 | REF: 5652101



DESCRIPTION

Dating back to 1438, Tal y Cafn is a historic coaching inn that has been transformed into a contemporary, multi award-winning gastropub with luxury accommodation. The current building, approximately 200 years old, has undergone extensive refurbishment and now features a high-spec fit-out that blends traditional character with modern operational efficiency.

INTERNAL DETAILS

The property features a large restaurant with 125 covers, spread across several distinct dining areas including a bar/lounge, snug, and gallery space. The layout offers flexibility for private events and parties, with capacity for groups ranging from 20 to 150 guests. The building is equipped with modern systems including CCTV, fire and intruder alarms, and a fully fitted commercial kitchen.

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

Tal y Cafn offers three luxury guest rooms: two en-suite double rooms and the Snowdon Suite—a self-contained apartment with a kitchen, dining area, living room, private balcony, and hot tub. These rooms have consistently high occupancy rates and attract repeat guests, contributing to the property's strong hospitality offering.

THE OPPORTUNITY

The sale of Tal y Cafn presents a rare chance to acquire a landmark hospitality business in one of the UK's most scenic and high-footfall regions. With its award-winning gastropub, luxury accommodation, and scope for further development—including potential involvement with a nearby luxury lodge project—the property offers incoming operators a turnkey business with significant growth potential.





EXTERNAL DETAILS

Set within approximately one acre, the site includes 60 car parking spaces and extensive outdoor areas with over 200 covers. The grounds feature a BBQ station, dedicated outdoor bar, and foundations for a marquee, making it ideal for weddings and summer events with capacity for up to 350 guests.

TRADING INFORMATION

Trading information can be made available to seriously interested parties.

TRADING HOURS

Monday & Tuesday
Closed

Wednesday, Thursday & Sunday
10.00am - 9.00pm

Friday & Saturday
10.00am – 11.00pm

BUSINESS RATES

Current rateable value is £27,500 as of April 2023.
Confirmation of actual business rates payable should be obtained from the local authority.

REGULATORY

Premises License





Colwyn Bay, LL28

Approximate Area = 4781 sq ft / 444.1 sq m (excludes void)

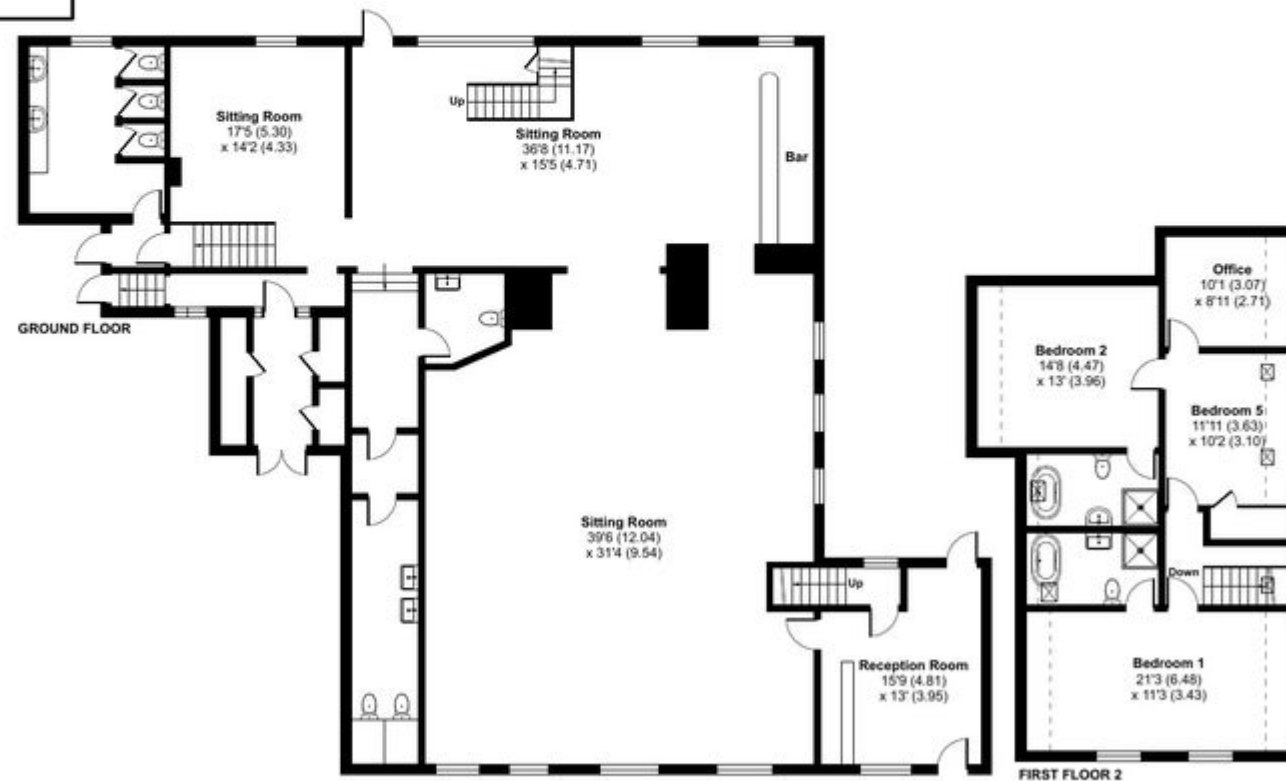
Limited Use Area(s) = 130 sq ft / 12 sq m

Total = 4911 sq ft / 456.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Christie Owen & Davies Plc. REF: 1340758



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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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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