



We Three Loggerheads

Ref: 5651805

Ruthin Road, Mold, CH7 5LH

Freehold: £495,000

Immaculate freehold inn with rooms

Lounge bar, separate dining restaurant (100)

2 refurbished en suite letting bedrooms

Net T/O March '22: £333,777. Profits £105,779

Beer patio: 120 covers. Private car park: 21

One bed owner's accommodation. Energy Rating E



A two floor detached property, dating in part back to the 17th Century, of brick and stone colour rendered elevations beneath a multi pitched tiled roofline with single floor ancillary extensions to the side and rear.

The property has the advantage of two self-contained en suite bedrooms which have recently been completely re-built and refurbished by the current owners. External dining area/beer patio for 120 and private parking for 21 vehicles (additional parking is available in the Country Park opposite, 110 spaces).



Location

We Three Loggerheads is a 17th Century Coaching Inn located upon Ruthin Road (A494) and opposite Loggerheads Country Park within an official area of designated outstanding natural beauty. The property is most easily accessible 8km south west of junction 33b of the A55, North Wales link road.

External Details

Externally there is an excellent sized riverside beer garden that has been recently refurbished that includes three covered pods. Decked ramp to enable wheelchair access to the restaurant. Private parking for 21 vehicles.

Letting Accommodation

Two recently completed luxury self-contained en suite bedrooms available for B&B use.



Internal Details

Covered porch to the lower bar, served by a good sized centrally located wooden topped bar servery with quality wooden flooring, free-standing tables and chairs, fixed perimeter seating and sofa's, cosy atmosphere with a beamed ceiling.

Double oak doors leading up to the dining restaurant, good size and impressive trading area with vaulted ceilings, good size bar with an impressive selection of beers, real ale and ciders, wines and spirits quality wooden flooring, free-standing tables and chairs with combination of leather high backed seating, conventional chairs and church pews, ornamental open grate fireplace with chef's specials board, good size church style windows to the rear elevation.

Comprehensively equipped trade kitchen with separate fridge & freezer room, two chest freezers & walk-in commercial fridge, large office & storage area located above the kitchen, cellar with beer drop and small office.

Owner's Accommodation

Situated on the first floor and recently refurbished and re-fitted by the current owners, the owner's accommodation comprises; lounge open to dining kitchen, double bedroom, and separate bathroom.

Trading Information

Net turnover to 31 March 2022 of £333,777 with a gross profit margin of £226,084 (68%) and an adjusted profit of £105,779 (excluding Govt Grants)

Detailed trading information will be provided to seriously interested parties.

Trading Hours

Sunday to Thursday: 12pm - 9pm
Last food order at 7pm

Friday & Saturday: 12pm - 11pm
Last food order at 8pm



The Opportunity

The business has been owned and operated by our clients for 15 years, during which time the property has been comprehensively refurbished and is now regarded as one of the area's premier hostelrys with a strong emphasis on locally sourced quality food and beverage, with the addition of the two contemporary en suite letting bedrooms in the adjacent outbuilding.

The location of the business attracts visitors from all over the country due to its close proximity to the Clywdian range which is popular with walkers, and is considered to be within an ideal tourist destination, additionally the Loggerheads Country Park is located directly opposite We Three Loggerheads, which attracts thousands of people annually.

We Three Loggerheads also has a strong local clientele in addition to its tourist customers.

For more detailed trade information and menus please see the [business' dedicated website](#).

Business Rates

The Rateable Value is £17,100 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the relevant local authority.



Regulatory

Premises licence.



Customer Due Diligence Checks

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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Manchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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