# The Brittania

*Pentre Road, Halkyn, Nr Holywell, CH8 8BS*

Rent Guide

£15,000* + VAT

Per annum

Potential Turnover

£395,000

Community Pub with food & drink

Established campsite

Living Quarters




*Rent stepped for first 12 months and then £23,000 p.a

## Guideline Ingoing Costs

| | |
|---|---|
| Bond | £5,000 |
| Service Charge | £8,372 (£161 per week) |
| Stock and glassware | £8,000 |
| Total Ingoing fees † | £21,372 |

† If you don't have all the funding available immediately, talk to us

# Overview

The Britannia Inn in Halkyn, North Wales, is an established and characterful destination pub offering an authentic British pub experience in a picturesque setting. Nestled in the heart of North Wales, the property provides a warm, welcoming atmosphere and has become a valued hub for both the local community and visitors to the area.

The Britannia Inn is a well-established destination pub, benefiting from consistent daily trade across both food and drink. Set on the hillside overlooking the River Dee Estuary, the property is built in traditional stone and enjoys an attractive and elevated position. The beer terrace and spacious beer garden take full advantage of the surrounding views, creating a particularly appealing setting for customers to relax and enjoy the pub.

Located in the village of Halkyn, approximately 500 yards from the A55, the principal road linking England with North Wales, the pub is ideally positioned to benefit from passing trade. The A55 provides access to the region for thousands of visitors throughout the year, with a significant increase in tourism and passing trade during the summer months as visitors travel to and from the many attractions across North Wales.

The pub successfully operates as both a well-supported community local and a recognised destination food venue. There is considerable potential to further develop the existing food offering, while building on the pub's established programme of live entertainment, quizzes and regular weekly events.

There is an established touring campsite with opportunity to extend, there are 10 pitches all with electric hook up and mains water connection. Also 2 letting rooms with separate entrance to the pub with minimal work needed to let.

The Britannia Inn represents an excellent opportunity for an experienced operator to build upon an established trading foundation and introduce their own vision, style and ideas. With its attractive setting, local following, established destination appeal and potential for further development, the property offers an exciting opportunity to create and grow a thriving and successful pub business.

## Trading Facilities

The trading area is arranged across four areas, to the front of the property, a dedicated dining area takes full advantage of the fantastic views across the Dee Estuary. A further dining area is positioned to the rear of the lounge, with the well-appointed bar located within this space alongside a selection of casual tables for drinkers linking the areas through the centre of the pub is an additional trading space, currently used predominantly for dining.

The pub benefits from a compact but well-equipped commercial kitchen, with adequate storage facilities and a separate dishwashing area. The kitchen is conveniently positioned to support efficient service to the main trading areas.

Externally, the property benefits from a substantial car park to the front, together with a generous amount of surrounding land. Part of this land is currently utilised as a campsite, while a significant additional area remains undeveloped. This provides considerable scope for future expansion, whether through extending the existing campsite, creating a larger and more attractive beer garden, or developing a dedicated children's play and outdoor leisure area.

Access to the pub is via steps from the car park, leading onto a spacious patio area which enjoys extensive and impressive views across the Dee Estuary.

## Private Accommodation

Comfortable and well-presented private accommodation is located on-site above the trading area comprising a kitchen, bathroom, living room, and three bedrooms — ideal for an operator or family looking to live and work on the premises.

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## Highlights

- Established food led operation focused on quality food and warm hospitality
- Great location for passing trade
- Fantastic views of the Countryside and outside areas with outstanding outdoor trading potential
- Established Campsite with regular repeating custom and possibility to expand