



THE SHIP INN
BAGILLT ROAD, GREENFIELD ROAD, HOLYWELL,
FLINTSHIRE. CH8 7EY

- Well appointed, largely unopposed, traditional public house, offered freehold without tie.
- Wet and food sales with living accommodation serving as Airbnb, with public/sports bar, lounge/dining room, conservatory, beer gardens and car park.
- Living accommodation serving as Airbnb.
- **VIEWING: Celt Rowlands & Co. 01691 659659.**

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

LOCATION

Greenfield/Maes Glas, with its population of approximately 2,750 (based off 2011 census) is a village community being part of Holywell, and situated along the coast road (A548 Flintshire), being around 18 miles West of Chester.

The public house is situated along a short drive immediately off the main road, and visible from it, is immediately surrounded by housing and diagonally opposite the Greenfield Business Park.

THE BUSINESS AND PROPERTY

The Ship Inn is a largely unopposed village free-house, without tie, having been in the same family for a few generations. The business boasts good, loyal, local custom, together with useful passing trade, being largely wet sales, but with an interesting menu, with much repeat business attracted by the owner's speciality – chips, the recipe for which will be passed to a successful purchaser.

The commercial kitchen is of reasonable size, and it would be capable of allowing for an increased menu and food offer. The pub also benefits from its recently Improved and upgraded beer garden facility, which has proven popular.



The independent upper floor owner's accommodation is in use for Airbnb, again proving extremely popular. For seriously interested parties, turnover and accounting information can be provided.

ACCOMMODATION

The accommodation is as follows:-

Front and Rear Entrances serving:-

Lounge/Bar (approx. 25 covers) with feature stone fireplaces, window views to the front and rear, pleasantly fitted out to include upholstered bench seating, moveable tables and chairs, access to:

Conservatory leading to the beer gardens.

Public/Sports Bar (approx. 25 covers) with feature brick fireplace, log burner, catering for darts, gaming machine, juke box, wall mounted TV, upholstered bench seating and moveable tables and chairs.

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Further Sports Room with overhead lighting for pool table (currently with table football), darts area.

Main Bar Area with two serveries, spacious area in-between with double drainer sink, cold drinks cabinet, glass washer with shelving, range of keg beers, wines, spirits etc. Access to Commercial Kitchen and Cellar.

Good Sized Fitted Commercial Kitchen having room off for storage, upright fridge and freezer.

Separate Ladies and Gents WCs

Cellar with good sized beer storage, access to the rear for deliveries.

First Floor but with its main access over a steel external staircase and access via internal staircase.

Four Furnished Letting Rooms used for Airbnb, offered in such a way to attract walkers and alike. Communal fridge, toaster, kettle, ironing board etc. Each room has a TV and usual furnishings. Shared, well fitted **Shower Room** with large walk-in shower, wash basin, WC. Rates: £60 per night, per room.

Externally

Beer gardens to the rear and the side, with a range of covered seating pods, tables with bench seating, Childrens' play area, separate covered smoking area. Parking adjoining the public house, and the owners advise that customers also use a car park opposite and over the main road.in the evenings

TENURE AND PRICING

The freehold is offered to include goodwill, fixtures and fittings, with stock at valuation. the asking price is available on application to the agents.

LICENCE - A full premises licence is held.

SERVICES - We understand that all mains services are connected.

BUSINESS RATES

The building has a rateable value of £3,750, and interested parties should speak to the Local Council – Flintshire Council on 01352 704850, to ascertain what level of business rates will be applicable. Concessions may apply.

EPC RATING - Rating 'C'.

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