



## THE ROYAL OAK

**BRYN CELYN, GREENFIELD ROAD, HOLYWELL. CH8 7QB**

- Substantial detached property with bar (15 seats) restaurant (40 covers).
- Three bedroom owner accommodation.
- Private car parking, beer garden areas. Ceased trading due to end of lease.
- Situated in this pleasant residential area with nearby Holy Well tourist attraction.
- **VIEWING: Celt Rowlands & Co. 01691 659659.**

## LOCATION

The coastal/County town of Holywell, Flintshire has the famous tourist attraction of the Holy Well. This property is situated only a matter of a few hundred metres from the Well on the main Holywell to Bagillt road, approximately 2 miles from the River Dee Estuary.

## THE BUSINESS

The Royal Oak has built its reputation as a locals and tourists public house. In view of its prominent location next to The Greenfield Valley Heritage Park and a large number of residential dwellings and industrial units, the pub offers a superb opportunity for a new owner/operator to develop the business further with a hands on approach. The Royal Oak is being offered with vacant possession, with the business having closed down to the last tenant (10 years trading), coming to the natural end of the lease, and seeking a change in personal direction.

## THE PROPERTY

A substantial two storey detached period building offering the following accommodation.

**Entrance Foyer** with matting.

**Main Bar** (5.44m x 11.27m gross inc. servery) with seating for approx. 15 with part tiled and carpeted floor, exposed ancient Oak cruck frame, pool and games area with pool table, bar and seating with sizeable ornate two sided bar servery with fitted quality shelving, wash up area, fully equipped.



**Raised Upper Restaurant Area** (3.77m x 8.39m) for approx. 23 covers, carpeted, pleasantly fitted with period features, range of tables and chairs and fixed bench seating, open fireplace.

**Side Lounge** (5.04m x 3.85m) with space for 18 covers with fitted carpet and range of tables and chairs.

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**Lower Potential Snug Bar** (2.8m x 3.76m) space for approx. 10 covers, access to:

**Cellar** with two main rooms (3.94m x 2.55m and 3.83m x 4.66m) including barrel shute.

**Ground Floor Kitchen Area** with tiled top servery to side of bar with sink, wash hand basin, tiled floor, cooking area with fully tiled walls, vinyl floor, fully fitted out for food purposes. **Please note there is sufficient space to extend the kitchen, by a built addition, subject to permissions.**

**Gents Toilets** with 2No. urinals, 1No. wash basin and 1No. WC.

**Ladies Toilets** with 2No. WCs and 1No. wash basin.

### **First Floor Owner Accommodation**

Accessed both independently from the outside and from within the public house, comprising:

**Sitting Room** (4.60m x 4.77m). **Kitchen** (4.69m x 3.64m) with breakfast bar, fully fitted with stylish tiled worktops, space for cooker and washing machine, boiler. **Bedroom One** (3.94m x 3.90m). **Family Bathroom** (1.99m x 1.85m) with wc, electric shower and wash basin. **Bedroom Two** (3.59m x 4.07m). **Landing** with store cupboard. **Bedroom Three/Office** (2.53m x 2.53m).

### **Outside**

Immediately at the front entrance there is, and to the side is a beer garden, smoking covered area, also there is a sizeable yard and garden, all of which has further potential and which envelopes the whole building.

Private car parking adjoining entrance and extensive customer parking.

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**FIXTURES AND FITTINGS** – These are all offered with the premises.

**LICENCES** - We understand that the business would trade with the benefit of a Justices Full On Licence, subject to a transfer to the new owner.

**SERVICES** - We are informed that all main services are connected.

**PRICE** – Offers in the region of 295,000. Freehold, free of tie premises, The property is not elected for VAT.

**INGOING** – Please speak to the selling agents for the level of ingoing for the benefit of the fixtures and fittings.

**BUSINESS RATES** -

We understand from Flintshire County Council that the current Rateable Value is £2,850, Please contact the Local Authority, as we believe concessions will apply.

The Royal Oak House – Residential Element – Band B,

**VIEWINGS** - By arrangement through the agents Celt Rowlands & Co. on Tel: 01691 659659.

**EPC** - Energy Performance Rating Assessment D.

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