KINGS HEAD HOTEL, 51 HIGH STREET, BETHESDA, LL57 3AN

Key Highlights
- Freehold public house with vacant possession
- Ground floor trading area
- Managers accommodation at upper floors
- Prominent position fronting High Street
Location
The property is located in the town of Bethesda, Gwynedd, 8.5 kilometres (5.3 miles) south east of Bangor, 17.4 kilometres (10.8 miles) north east of Caernarfon and 31.4 kilometres (19.5 miles) south west of Colwyn Bay.

The Kings Head Hotel is situated in the town centre of Bethesda on the A5 which provides access to junction 11 of the A55 to the north west. The property is situated in a retail parade with local facilities including the Victoria Hotel and Llangollen Vaults pub.

Description
The property comprises a two storey terraced building with single storey extension to the rear. The Kings Hotel has painted rendered elevations beneath a pitched slate roof.

Externally there is a wood-decked area to the rear.

Accommodation
Internally the trading area is situated at ground floor level around a central bar servery with the main public bar, games area and a separate ‘snug’ providing seating for 30 customers. There are ladies’ and gentlemen’s toilets to the rear. The beer cellar is located at basement level.

The first and second floors are accessed from opposite the bar servery and comprise a living room, office, kitchen, bathroom and four bedrooms.

The site extends to approximately 0.012 hectares (0.03 acres).

Tenure
Freehold.

Guide Price
Unconditional offers are invited in the order of £200,000 for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

Rating
The subject property is listed in the 2017 Rating List with a Rateable Value of £10,500.

Planning
The property is Grade II Listed and is not situated within a conservation area.

Licenses
The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand the premises is permitted to sell alcohol under the following hours:

- Monday to Saturday - 10:00 - 01:30
- Sunday - 11:00 - 23:30

Fixtures & Fittings
The fixtures and fittings may be available by way of separate negotiation.

The Business
The pub is currently open and trading but can be provided with vacant possession on completion.

Energy Performance
An E-114 EPC rating has been calculated.

Viewings
All viewings must be arranged strictly by appointment with the sole selling agents Savills.

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