

For Sale

Upon instructions of The Receivers

**LANDWOOD
GROUP**



Ship Inn, Lôn Gerddi, Edern, Gwynedd, LL53 8YP

Vacant Public House

- Approximately 249.50 sq. m (2,686 sq. ft.)
- Additional building approximately 128.18 sq. m (1,380 sq. ft)
- Site approximately 0.23 acre (0.09 hectare)
- Potential for redevelopment STP.
- Nefyn approximately 1.75 miles and Abersoch approximately 7.25 miles
- Llŷn Peninsula location with it's ANOB and Snowdonia National Park nearby
- Previously trading as a gastro pub

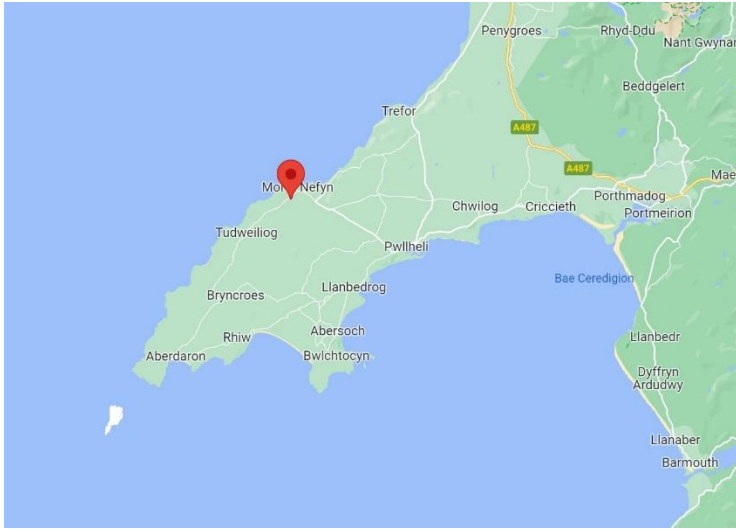
Landwood Group,
77 Deansgate
Lancaster Buildings
Manchester
M2 3BW

T: 0161 967 0122
W: www.landwoodgroup.com

CONTACTS

James Ashworth
0161 967 0122
E: james.ashworth@landwoodgroup.com

Date of particulars: December 2022



Location

Situated in the village of Edern, approximately 1.75 miles from Nefyn. It lies within the Llyn Peninsula, which is a popular location for tourism, with the Area of Outstanding National Beauty and numerous popular beaches including Traeth Nefyn, Traeth Portar, Traeth Penllech, Nant Gwrtheyrn and Trefor Beach, as well as Nefyn Golf Club famous for the eight holes played on the world-famous "Point" set high on the sea cliffs of the narrow peninsula overlooking Porthdinllaen bay.

The property has potential to draw trade from across the area, with Abersoch within 7.25 miles, Pwllheli 6.5 miles and Criccieth 14 miles.

Description

The property comprises two elements. At the front of the site is the public house building and at the rear is a separate detached two storey building comprising storage and a 2 bedroom managers flat.

Internally, the property is fitted out with dining seating to the higher level and bar seating to the lower level. There is a combination of slate and carpet covered floors, painted walls and spotlights. There is also the main bar area, with access behind to the cellars. There are male and female WCs to the ground floor. On the upper floor, there is a large catering kitchen, fitted with stainless steel units and cookers, fridges, freezers and shelving. There is a further room for preparation and pot washing, food stores, walk in fridge and freezer, a small staff room and a manager's office.

The property has an area to the side, formerly a car park that has been converted to a pub garden with fixed shed units, all of which have heating and electricity/lighting. In the central area, there is seating on a gravelled courtyard and an outdoor covered bar area, constructed of timber and with stores to the back. There is also an outdoor kitchen and WCs.

Please note that the Receivers are selling the property only and the trade fixtures and fittings, stock and good will are all excluded from the sale. Offers should be made on a vacant possession basis.

Accommodation

Approximate gross floor areas are as follows:

Description	Floor area (sqm)	Floor area (sqft)
Ground Floor	140.32	1,510
First Floor	109.18	1,175
Ground Floor Stores (Rear Building)	64.09	690
Managers Flat (First Floor Rear Building)	64.09	690
TOTAL	370.18	4,066

Tenure Information

The property is held by way of a freehold title, under title number WA537927.

Legal Costs

Each party will be responsible for their own legal costs.

EPC

Energy Asset Rating is to be confirmed. Previously assessed as D.

Price

Offers invited in the region of £250,000.

Planning

We understand that a retrospective planning application may be required for the continued use and existence of the external pods and bar area that were erected during COVID.

Interested parties should consult directly with the Local Planning Office: [Gwynedd | Council Direct \(llyw.cymru\)](http://www.gwynedd.gov.uk)

Business Rates/Council Tax

The current rateable value is £9,500 and the Council Tax Band for the residential element is B.

<https://www.gov.uk/calculate-your-business-rates>

Viewings

Strictly by appointment.



