



Snooze Wine Bar & Restaurant

3 Church Walks, Llandudno, Conwy, LL30 2HD

Tenure - Virtual Freehold

Guide Price - Offers In Excess of £750,000

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Leisure Property Specialists

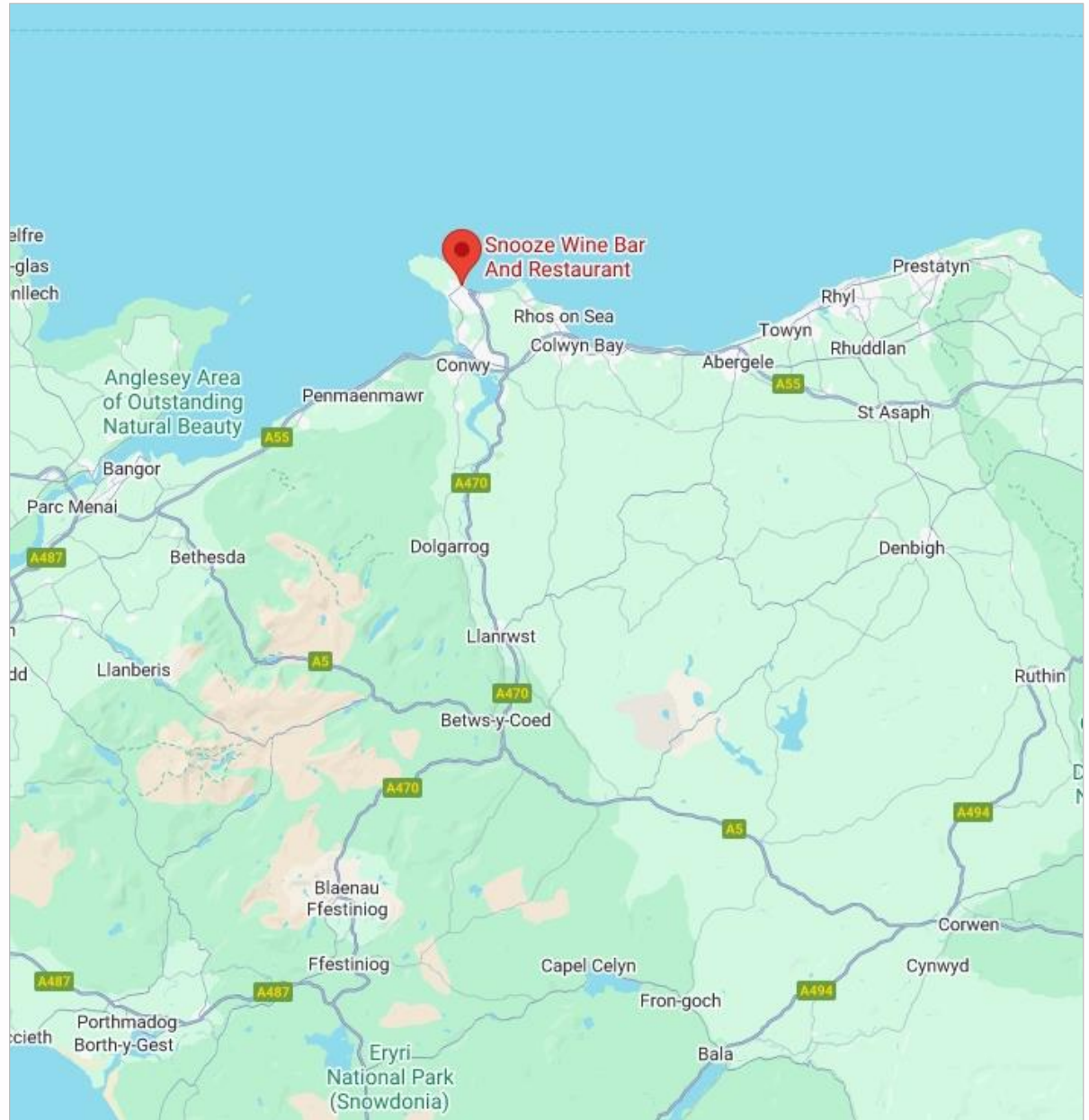
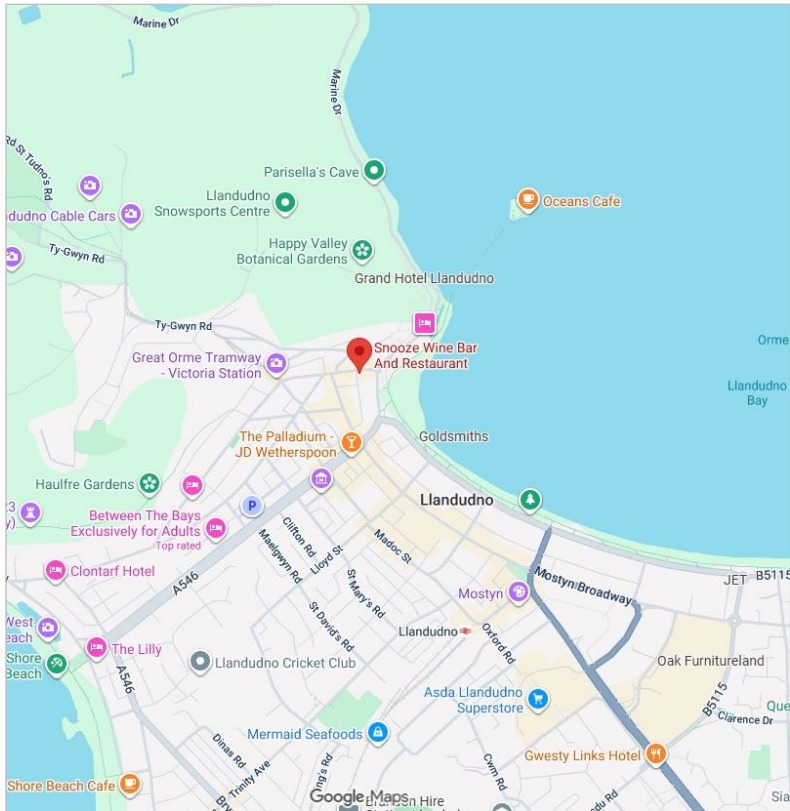


Summary

- Boutique wine bar/restaurant with 4 e/s letting rooms
- Restaurant (30). Private dining (30)
- Outdoor Terrace for al fresco dining
- 3 bedroomed owner's accommodation
- Well-appointed throughout
- T/O for year ended 31st March 2023 - £501,351

Location

Llandudno is one of the main coastal resorts in North Wales. It has many amenities that make it extremely popular including the sweeping promenade, the Pier, the Great Orme, Cable car and tram line and the dry ski slope. It is ideally positioned close to popular historic towns such as Conwy, Anglesey, Rhos on Sea, Llangollen. Llandudno is also easy to access by train from a number of key city hubs, such as London Euston (Avanti 3 hours 10 mins direct), Chester (45 minutes), Crewe, Manchester, Liverpool, Cardiff.



Description

A three storey end terraced property plus lower ground floor with rendered and painted elevations beneath a pitched roof.

The Business

Our clients acquired the business in 2014 and immediately set upon an extensive 12 month programme of renovation and refurbishment.

Snooze Wine Bar is now a stylish, well-established venue located in the heart of Llandudno, one of North Wales' most vibrant coastal towns. The business is known for its relaxed atmosphere, curated wine selection, and contemporary interior.

Our clients have built a loyal customer base among both locals and year-round tourists. The business is open all year round offering a tapas style menu, drinks and accommodation.

The current owner is pursuing new ventures, creating an excellent opportunity for a motivated buyer to continue and expand an already thriving business. This is a rare opportunity to acquire a turnkey hospitality business with excellent reputation, prime location, and significant growth potential.



Accommodation

Ground Floor

Residents bar lounge (20) – stylish bar servery, seating on upholstered chairs to tables and three seating booths.

Restaurant (30) – stylishly furnished with seating on upholstered chairs to timber tables and wood panelled walls.

Lower Ground Floor

Private dining area (20) – fitted bar servery, seating on upholstered chairs to tables. Separate side entrance.

Beer cellar.

Laundry.

First Floor

Commercial kitchen with stainless steel work surfaces.

Ladies & gents WCs.

Letting Accommodation

Four boutique style en-suite double bedrooms located over first and second floors. All bedrooms benefit from flat screen TV's, hospitality trays, refrigerators and Wi-Fi.

Owners Accommodation

3 double bedrooms, open plan lounge and kitchen, bathroom.

External

Outdoor terrace to the front of the property for al fresco dining.

Car parking spaces for 3 vehicles.

Tenure

Long Leasehold – 999 years with Mostyn Estates. £12.50 payable per quarter.

Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on/off the premises:

Sunday to Friday 10am to 12 midnight

Saturday 10am to 1am

Performance of live music:

Sunday to Friday 10am to 12 midnight

Saturday 10am to 1am

Performance of dance and playing of recorded music:

Sunday to Friday 10am to 12.30am

Saturday 10am to 1.30am

Business Rates & Council Tax

The property is in an area administered by Conwy Council. The 2023 Rateable Value has been assessed at £17,500. The domestic accommodation is within Band B for council tax purposes.

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.





Viewing

Strictly by appointment only through Fleurets Northwest office on 0161 683 5445.

Services

We are informed that the premises benefit from all mains services.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

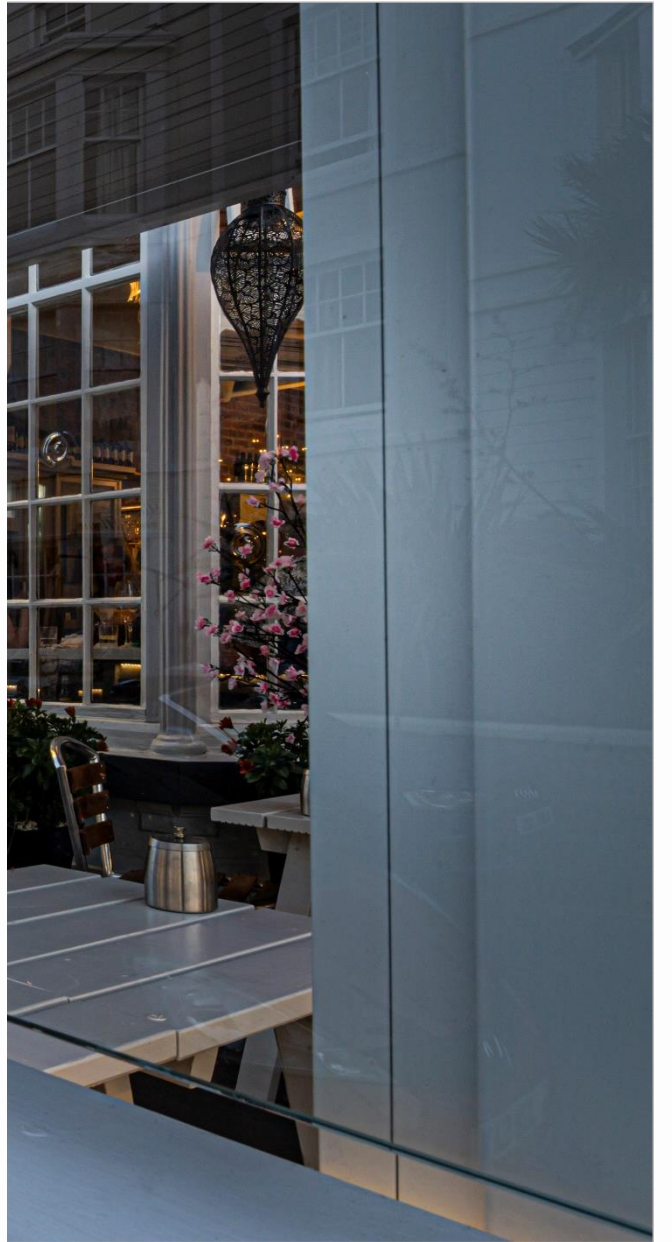
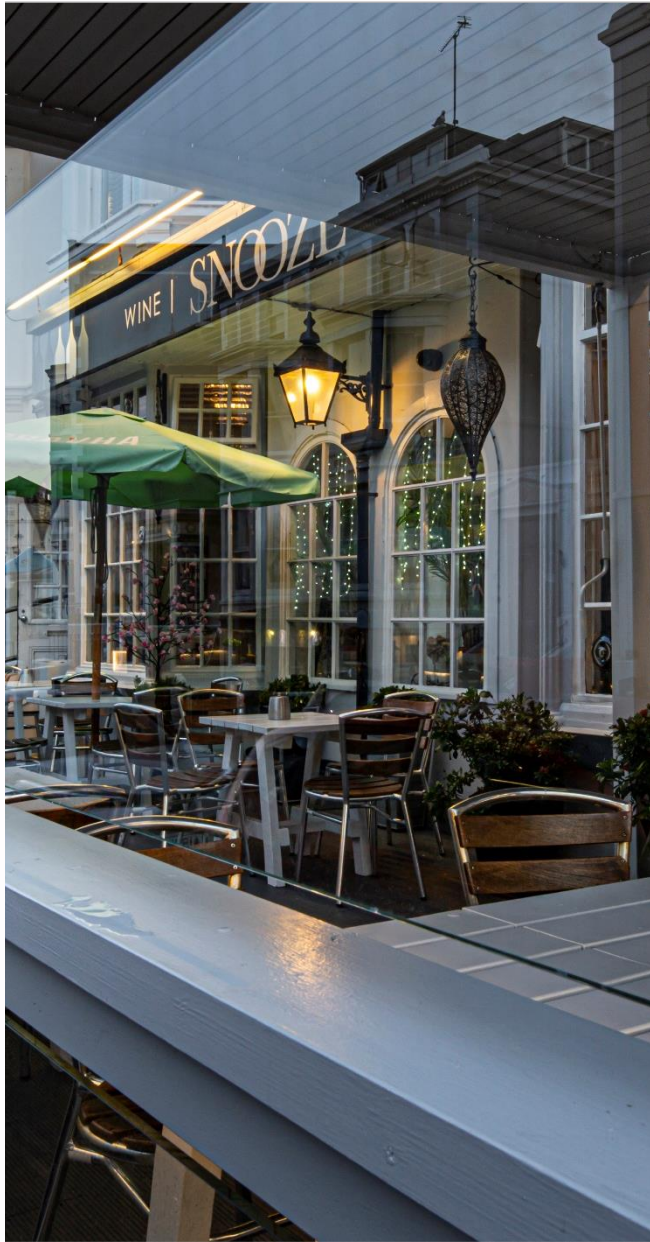
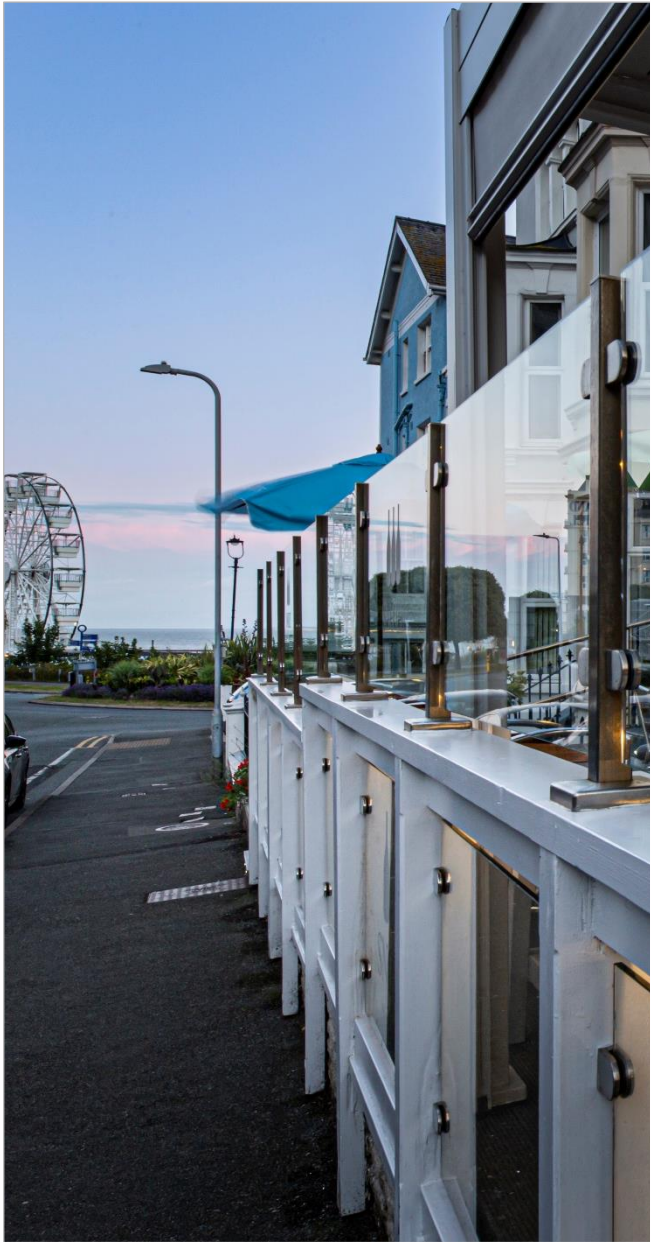
Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.





For further information please log onto fleurets.com or give Alistair a call.



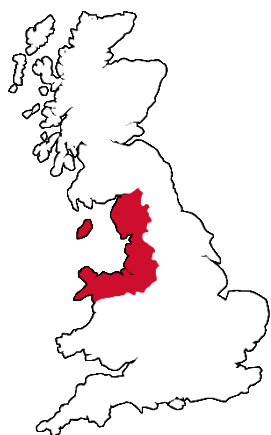
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