

PILOT BOAT

DULAS, ANGLESEY, LL70 9EX

STAR VACANCY NEWLY RENOVATED

< 1 of 7 >





FACILITIES



 **BEER GARDEN**

 **DISABLED ACCESS / FACILITIES**

 **FAMILY FRIENDLY**

 **FOOD**

 **GREAT CASK ALES**

 **PARKING**

 **WALKS**

 **WI-FI**

AREA OVERVIEW

The Pilot Boat is situated on the main A5025 Benllech to Amlych Road in Dulas, Anglesey near to Bryn Refail, between the hamlet of Dulas and Brynrefail; the north eastern corner of Anglesey, North Wales. Nearby villages include Penysarn to the north, Brynrefail to the south, Gadfa to the west, Nebo to the north west, and Dulas Bay to the east. The bay is designated an Area of Outstanding Natural Beauty and has three beaches: Traeth Dulas, Traeth Bach (Small Beach) and Traeth yr Ora.

PRIVATE ACCOMMODATION

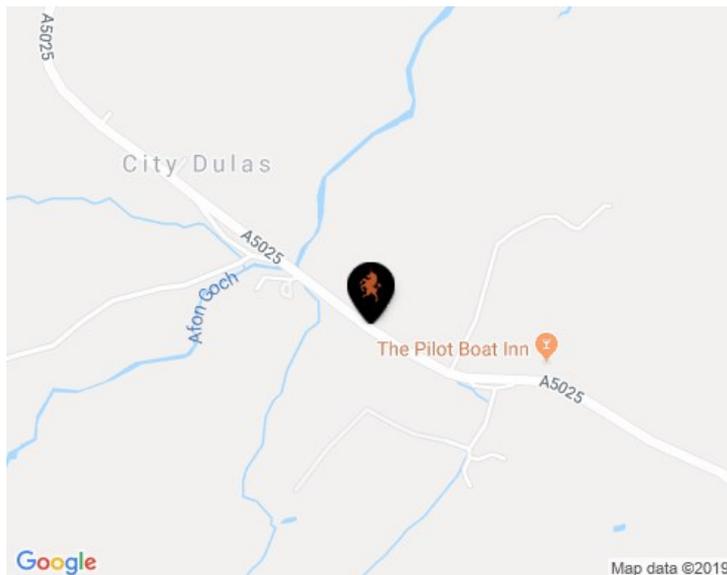
3 bedroom private accommodation, upgraded domestic kitchen, new carpets throughout and a new boiler.

PROPERTY ADDRESS

Dulas
Anglesey
LL70 9EX

WEBSITE

[Pilot Boat](#)



**INTERESTED?
CONTACT OLIVIA**

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OVERVIEW

The Pilot Boat is a popular and well known community food pub located on the isle of Anglesey. Reputedly once a smithy, the Pilot Boat is nestled snugly off the main A5025 road, close to the beach and numerous caravan and camp sites. The bric-a-brac inside the pub is fascinating and is made up of hundreds of quirky signs and product adverts which will keep any customer entertained. The Pilot Boat benefits from a catering kitchen, dining area and large beer garden and children's play area to the side of the pub. Robinsons are now seeking an experienced destination food operator, ideally welsh speaking who can continue to attract visitors and regulars alike to the pub through effective marketing; and someone who is willing to integrate themselves into the local community.

TRADING ACCOMMODATION

The Pilot Boat benefits from a catering kitchen, dining area and large beer garden and children's play area to the side of the pub, and has recently undergone an extensive refurbishment including external decorations, play equipment and signage. Internally the pub remains traditional with some additional quirks such as the wooden bar being made from the prow of a boat which has now received a new bar top and servery. New wooden floors and carpet run throughout the pub and it includes a large lounge and decent catering kitchen.

FINANCIALS

Rent: £27,000 per annum

Potential FMT turnover: £442,599



ACCOMMODATION

£N/A



BEVERAGES

£217,559



FOOD

£222,000

BARRELAGE

A barrel is a unit of measurement adopted by the pub and brewing industry. A barrel is 36 gallons or 288 pints. This excludes wines, minerals and spirits.

FMT Barrelage	170
Current MAT Barrelage	124
Last Year's MAT Barrelage	148
2 Years Ago MAT Barrelage	153
3 Years Ago MAT Barrelage	166

Discounts excl VAT

This rent assessment includes a discount of £65 per barrel on Robinsons beers and up to £25 on other beers and ciders.

LEVEL OF INVESTMENT

This is a one-off payment made at the start of the vacancy agreement. All figures are estimates and exclude VAT.

4 Week's Rent	£2,076
Trading Deposit	£6,000
Professional Fees	£1,800
Stock & Glassware	£3,000
Sub Total	£12,876
Fixtures & Fittings	£11,985

DISCLAIMER

FMT barrelage: Please note that this assessment is based on the "fair maintainable trade" that can be achieved by a "reasonably efficient operator" and is not therefore a guarantee of volume or consequential sales or profit.

Similarly Historic performance, whilst a significant factor to consider, is not a guarantee of future performance of a pub and you should bear this in mind in your assessment of trading potential.

