

ST TUDWALS INN

STRYD FAWR, ABERSOCH, GWYNEDD, LL53 7DS

NEW

< 1 of 9 >





FACILITIES

 **ACCOMMODATION**

 **BEER GARDEN**

 **DISABLED ACCESS / FACILITIES**

 **DOGS WELCOME**

 **FAMILY FRIENDLY**

 **FOOD**

 **FUNCTION ROOM**

 **GREAT CASK ALES**

 **PARKING**

 **WALKS**

 **WI-FI**

AREA OVERVIEW

Abersoch is situated about 7 miles (11 km) south-west of Pwllheli and 27 miles (43 km) south-west of the county town of Caernarfon in North Wales. The St. Tudwals Inn is located at the heart of this popular seaside and sailing resort which is renowned for its sailing, coastal scenery and fantastic beaches; attracting copious amounts of tourists each year. It is

also located on the Wales Coastal Path. Abersoch is popular for its close proximity to Snowdonia National Park, with Snowdon being visible from Abersoch Bay on clear days, and the village was named one of the best places to live in Wales in 2017.

PRIVATE ACCOMMODATION

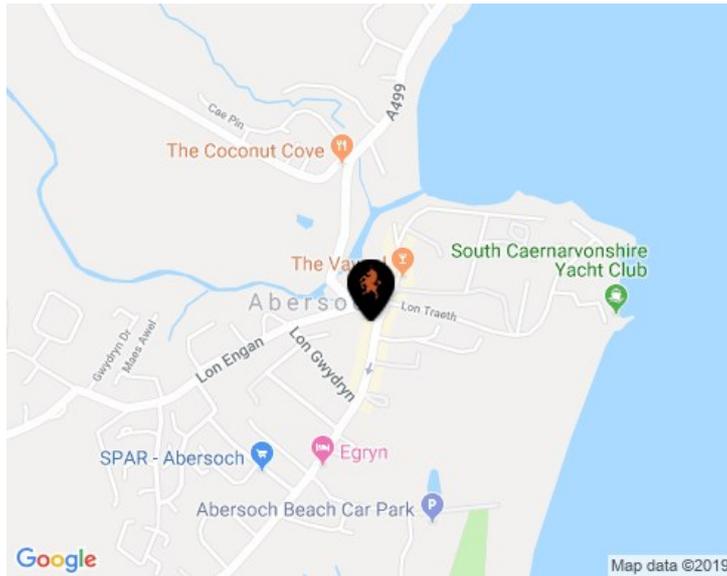
There is a small managers flat on the first floor.

PROPERTY ADDRESS

STRYD FAWR
Abersoch
Gwynedd
LL53 7DS

WEBSITE

[St Tudwals Inn](#)



**INTERESTED?
CONTACT OLIVIA**

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OVERVIEW

Surrounded by the Snowdonia mountain range and spectacular cliff top walks, St Tudwal's is a real hidden gem located in the popular seaside and sailing resort of Abersoch, North Wales. St. Tudwals Inn is an attractive and sizeable pub which profits from an advantageous position in the village on the main route to the coastline, making this pub an ideal spot for families to relax and eat after a fun-filled day at the beach. St. Tudwals benefits from a fantastic outside drinking and dining area, large catering kitchen, substantial bar and games room as well as 6 en-suite letting rooms and good-sized carpark. There's also an outdoor play area to keep the little ones entertained!

TRADING ACCOMMODATION

Externally the St. Tudwals is an attractive and sizeable pub with a superb drinking terrace, and smoking shelter to the rear. The pub also has a large car park to the rear for approx. 20 cars. Internally, you are greeted by the large central bar which serves two large trading areas. There is a generous lounge/dining area to the front of the building and a sizeable public bar and games room to the rear. The large catering kitchen, cellar and a small reception area make up the remainder of the ground floor. The pub also benefits from 6 letting bedrooms above as well as a small manager's flat. These rooms represent an opportunity for development.

FINANCIALS

Rent: £76,486 per annum
Potential FMT turnover: £797,892



ACCOMMODATION

£39,542



BEVERAGES

£472,350



FOOD

£286,000

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	273
Current MAT Barrelage	221
Last Year's MAT Barrelage	218
2 Years Ago MAT Barrelage	233
3 Years Ago MAT Barrelage	262

Discounts excl VAT

This rent assessment includes a discount of £75 per barrel on Robinsons beers and up to £60 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	£5,884
Trading Deposit	£6,000
Professional Fees	£1,800
Stock & Glassware	£6,000
Sub Total	£20,159
Fixtures & Fittings	£42,500 TBC

DISCLAIMER

FMT barrellage: 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.