

An attractive Welsh pub in Llanfrothen

BRONDANW ARMS

Llanfrothen

INTERESTED?



0161 612 4112



recruitment@frederic-robinson.co.uk

OVERVIEW

The Brondanaw Arms is a 17th Century hostelry situated within the famous Brondanw Estate and the former home of the famous Architect Clough Williams Ellis. Known locally as 'Y Ring' it is based in the heart of Snowdonia and is a wonderful example of a traditional Welsh pub with its slate floors, roaring log fires, cask ales, small cosy dining areas and potentially, good home-cooked menu. The pub has kept all its traditional feel with slate and wooden walls, as well as knick-knacks hanging on the walls. This pub is a perfect base for families visiting The Snowdonia National Park, Portmerion, Welsh Mountain Steam Railway or the Ffestiniog Mountain Railway. We are looking for a new licensee to immerse themselves in the Welsh village life, as well as pushing the good wet offer and preparing good, home-cooked menus.

THE FIGURES



Accommodation

£0



Beverages

£190,708



Food

£182,000

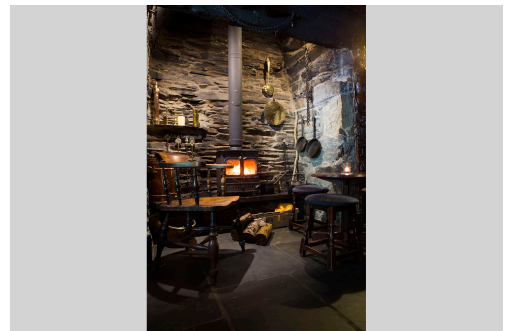


Rent

£24,193

Potential turnover

£376,708



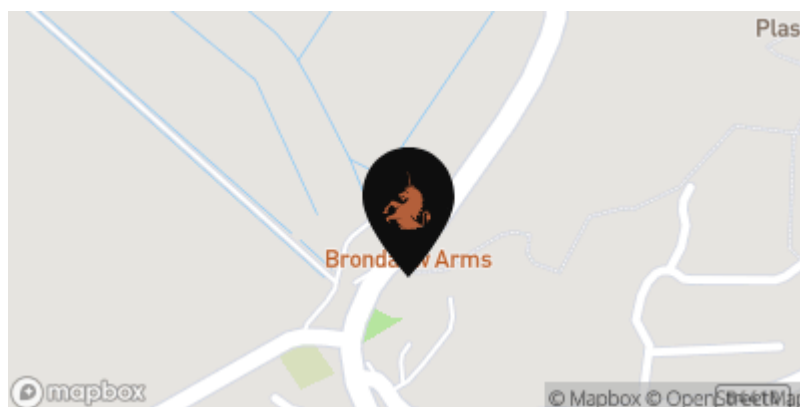
THE DETAIL

LOCATION

LLANFROTHEN is a village and a parish in the county of Gwynedd, Wales, between the towns of Porthmadog and Blaenau Ffestiniog. People visit Llanfrothen to enjoy peaceful, unspoilt surroundings where natural beauty is abundant and photo opportunities lurk around every corner. While there are popular tourist attractions nearby – for example, the Glaslyn Osprey Project at nearby Pont Croesor (handily located near the station for a trip on the Welsh Highland Railway), and Portmeirion, just down the road at Minffordd – the real delight in Llanfrothen and Croesor is just being there, soaking up the peaceful atmosphere and beautiful surroundings. The Ring (the local name for The Brondanw Arms) is a great place to do this.

BRONDANW ARMS

Llanfrothen,
Penrhyndeudraeth,
LL48 6AQ



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	150
Current MAT Barrelage	134
1 Year ago MAT Barrelage	55
2 Year ago MAT Barrelage	60
3 Year ago MAT Barrelage	138

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	£1,861
Trading Deposit	£6,000
Professional Fees	£2,132
Stock & Glassware	£4,000
Fixtures & Fittings	£TBC
Sub Total	£13,993
Potential Turnover	£376,708

ACCOMMODATION

TRADING

As you pull into the large car park, you are met with the outstanding view of the blue and whitewashed pub, The Borndanw Arms. Set in the famous Brondanw estate, the Ring as it is locally known as is the perfect family destination pub. On entering the pub, it is split into three trading areas. The main bar has a slate floor and wood burner in a large fireplace, the seating comprises of pews and window benches and the ceiling is adorned with old farm tools. To the right of the bar there is a snug, known as the parlour bar that has panelled booths with seating for up to 20 people. This is a popular area as it is very warm and inviting with its ornate potbelly stove. To the rear there is a long spacious dining room with panoramic views of the Snowdonia National Park, currently offering of good home-cooked food. The toilets are located down a staircase that also leads out to the garden and play area, with views of Snowdonia National Park. There was once a campsite behind the large gardens, that could accommodate 6 tents, this could be an opportunity for the new licensee to start again? The car park itself, was once a very popular overnight pitch with motorhomes for overnight stays and is very handy for several good walks and the Plas Brondanw Gardens.

PRIVATE

The accommodation consists of two double bedrooms, one with fitted wardrobes, one with a fitted cupboard, plus one single bedroom. There is an outside seating area on a terrace that overlooks the campsite and gardens and has the benefit of a terrace and beautiful views. There is a lounge, bathroom and small kitchen and a storage area to the front of the property with a spacious office leading from it.

DIGITAL CHANNELS



<https://www.robinsonsbrewery.com/pubs/brondanw-arms-llanfrothen>



brondanwarms



brondanwarms