



Chainbridge Hotel

Berwyn, Llangollen, Denbighshire, LL20 8BS

Tenure - **Freehold**

Guide Price - **£1,800,000**

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Leisure Property Specialists



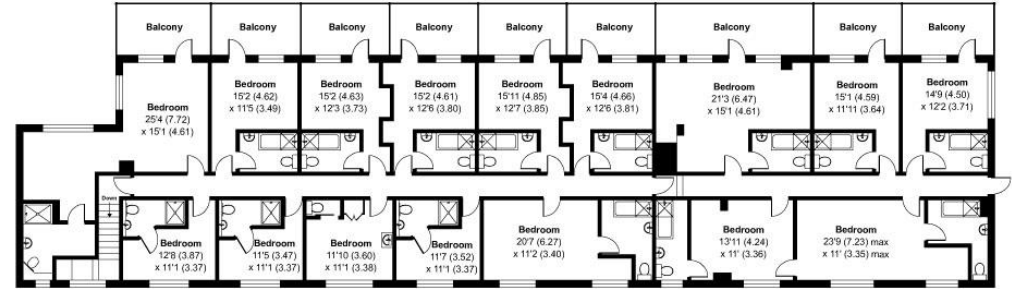
Summary

- Historic Country Hotel
- Stunning location between the River Dee and Llangollen Canal
- 33 en-suite bedrooms
- Bar (50 covers) & Restaurant (60/80 covers)
- Function room (100/150 covers)
- Large car park
- Outdoor seating (120 covers in total)
- Established trade
- www.chainbridgehotel.com

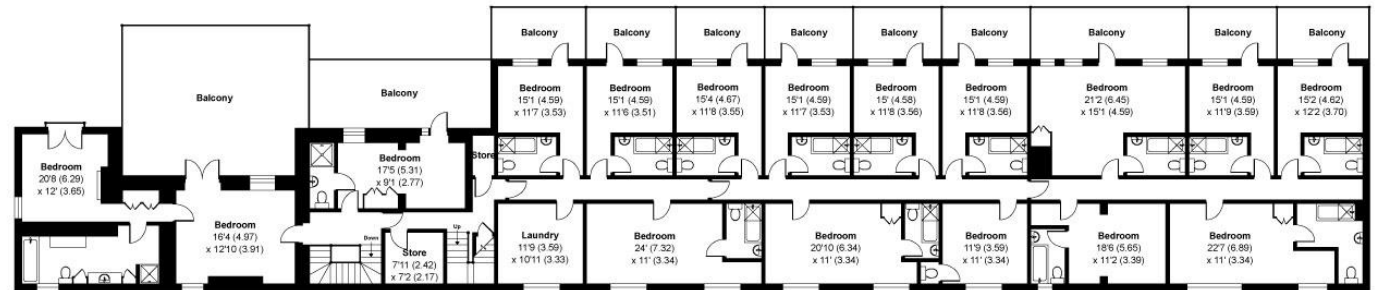
Chainbridge Hotel, Berwyn, Llangollen, LL20 8BS

Approximate Area = 16315 sq ft / 1515.7 sq m

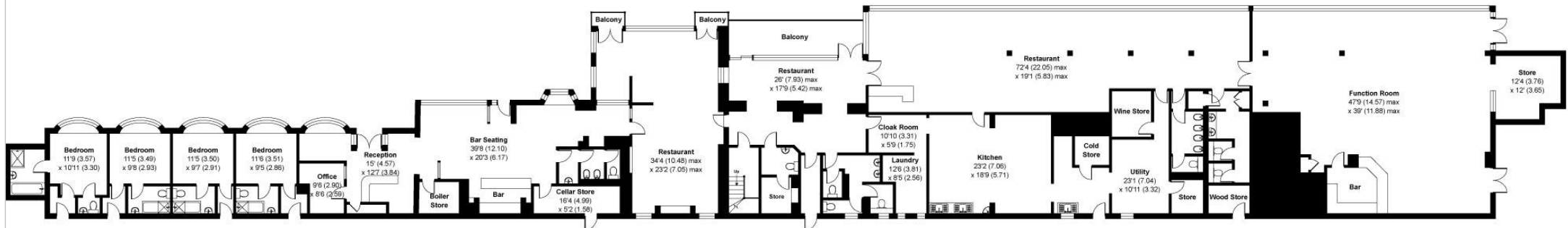
For identification only - Not to scale



SECOND FLOOR 3818 SQFT



FIRST FLOOR 4645 SQFT



GROUND FLOOR 7852 SQFT



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3.com 2025. Produced for Fleurets Limited. REF: 1381636

Description

The Chainbridge Hotel was built in 1827 and became a popular venue due to its location adjacent to the famous chain bridge over the River Dee.

A detached 2 and 3 storey property with rendered and painted elevations, part flat and part pitched roofs. Unsurfaced car park, in an elevated position, for approximately 40/50 vehicles with a metal bridge leading down to the hotel. Surfaced car park at the same level of the hotel for approximately 16 vehicles.

Outdoor seating area providing riverside views along the front elevation. Additional trade garden towards the end of the property with direct access to the canal.

Business

Over the nine years our client has owned the business, there has been a steady and significant increase in revenue. The hotel's peak season runs from 1st April to 30th September, when occupancy of rooms is particularly high and non-resident food and drink business, driven by tourist footfall and the hotel's unique riverside position is at its peak.

The winter months, as is the case for many seasonal businesses in North Wales, see reduced weekday footfall, but very busy weekend trade.

The hotel has a strong reputation for quality and service, resulting in significant repeat trade.

In general terms, accommodation accounts for approximately 60% of turnover, with food 25% and drinks 15% of total revenues.

Following refurbishment work at the hotel, the businesses implemented a price rise for 2021, resulting in a significant increase in revenues on reopening following Covid-related closures.

Turnover for the years ending 31st March 2023 and 2024 were £962,324 and £1,256,347 respectively.



Accommodation

Ground Floor:

Reception and Office.

The bar is in various sections for approximately 50 covers with stunning views across the River Dee.

The restaurant (60/80 covers), with full glass windows, is designed to take advantage of the river views. The restaurant leads into the function room (100/150 covers), which is carpeted with a dance floor and separate bar servery, benefitting views of the river together with access to the outdoor trading area.

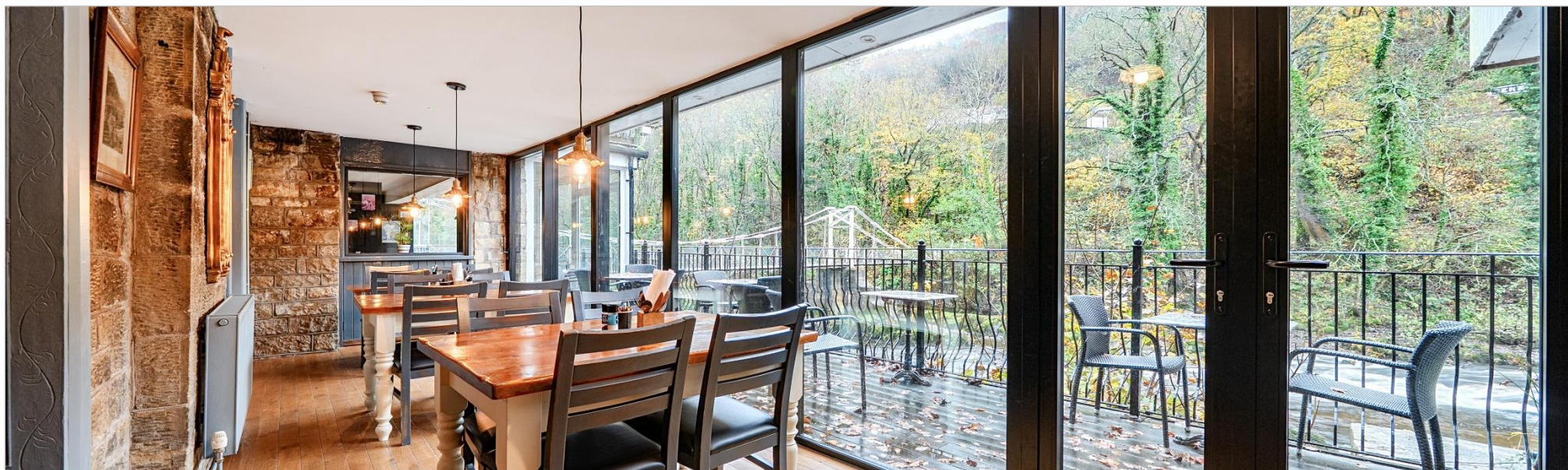
The catering kitchen is fully commercially equipped with utility and laundry area and walk-in fridge.



Letting Rooms:

All 33 rooms with en-suite showers, plus 2 staff rooms, are arranged over ground, first and second floors. These are made up as follows:

Floor	Number of rooms	Room break down
Ground Floor	4	3 x double rooms 1 x twin room (all have direct access from the outside, and all are pet friendly)
First Floor	15	1 x Chainbridge Suite, deluxe room with king size bedroom, separate shower, marble bathroom and large riverside balcony 9 x newly refurbished double rooms with riverside balconies 1 x staff en-suite bedroom 1 x newly refurbished canal side double room 1 x canal side family room 1 x newly refurbished canal side twin room 1 x riverside junior suite with balcony
Second Floor	16	2 x newly refurbished junior suites with riverside balconies 4 x newly refurbished double rooms with riverside balconies 3 x newly refurbished twin rooms with riverside balconies 3 x small double rooms on the canal side 1 x newly refurbished canal side double room 1 x canal side twin room 1 x canal side triple room 1 x staff /storage room









Tenure

The property is Freehold.

Planning

The property is not a Listed building nor is it in a conservation area. There are no outstanding planning applications.

Licence

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

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

Mon - Thurs	11am to 1am
Fri - Sat	11am to 2am
Sunday	12noon to 12 midnight

Performance of dance and live music and playing of recorded music:

Mon - Thurs	11am to 1am
Fri - Sat	11am to 2am
Sunday	12noon to 12 midnight

Provision of late-night refreshments:

Mon - Thurs	11pm to 1am
Fri - Sat	11pm to 2am
Sunday	11pm to 12 midnight

Business Rates

The property is in an area administered by Denbighshire Council. The Rateable Value for 2023 has been assessed at £42,500 pa and £45,350 from 1st April 2026.

Floor Plans

Floor plans will be provided on request.

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.

EPC

The property has an energy rating of C.

Services

We are informed that the premises are connected to mains water and electricity with oil fired central heating and LPG gas for the kitchen. Drainage is to a septic tank.

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.

Viewing

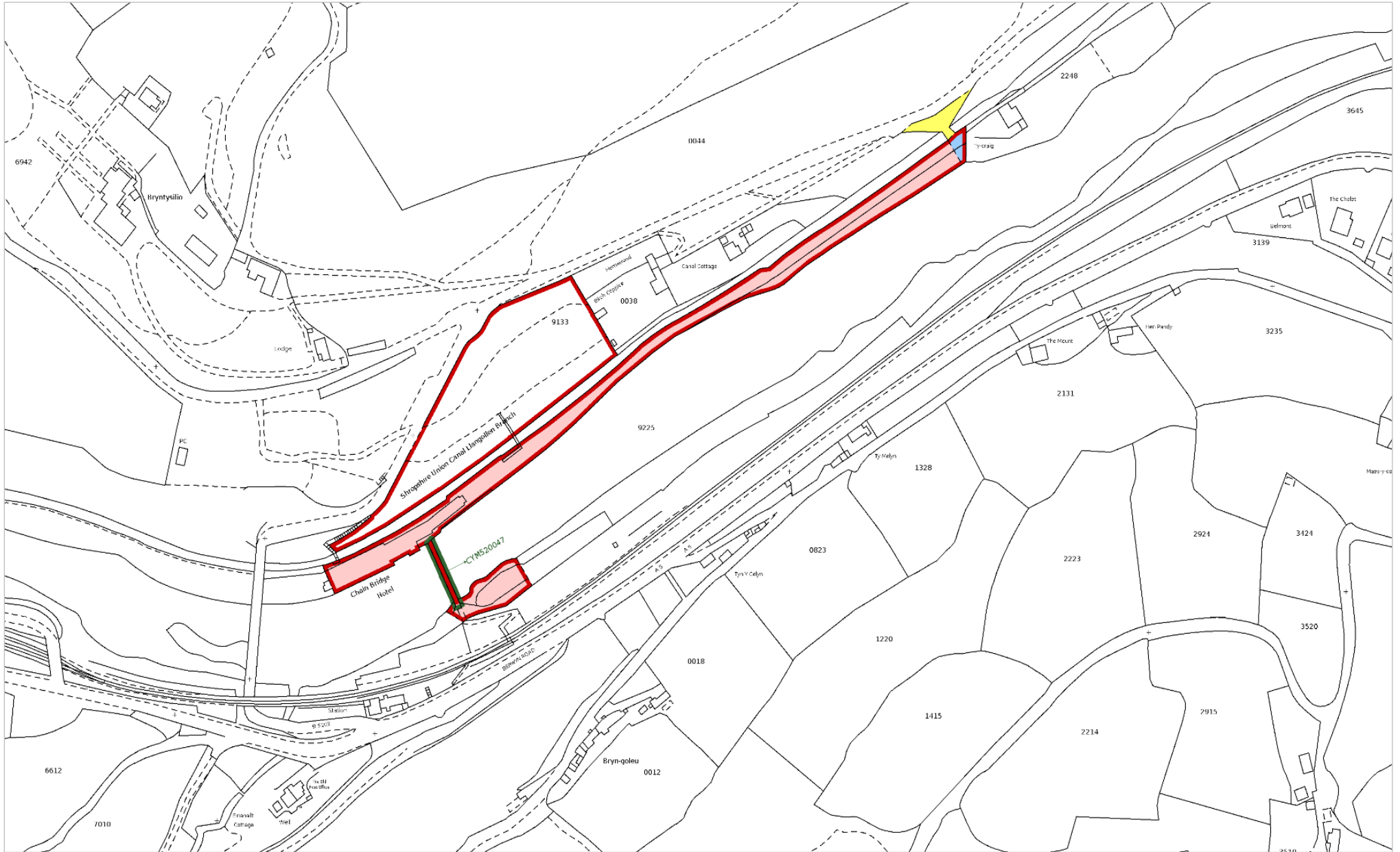
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