



Valentine Inn

Freehold

Offers in the Region of **£225,000** Excluding VAT (if Applicable)

Valentine Inn, 9 Mill Street, Llanddulas, Conwy, LL22 8ES

AT A GLANCE

- Attractive Stone Built Public House
- Lounge and Snug Bars
- Lovely Rear Beer Garden
- Character Property
- Upmarket Village Area
- Three Bed Domestic Accommodation

Viewing And Further Information

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PROPERTY

The Valentine Inn as a charming, two storey end of terrace property of stone elevations beneath pitched tiled roofs. Laid out in a traditional style, with a wealth of character, the accommodation briefly comprises a ground floor trading areas with central bar servery, beamed ceilings, upholstered perimeter seating, open fires in both the lounge and snug with characteristic narrow corridors, leading out to a walled garden to the rear.

The Valentine Inn also benefits from Ladies & Gents W.C.s, and beer cellar.

The domestic accommodation is located over the first floor and briefly consists of: lounge, kitchen dinner which extends out to balcony area, three bedrooms and a bathroom with WC.

To the exterior the pub sits in a plot of 0.098 acres and boasts a very attractive rear beer garden.

PLANNING

The local authority is Conwy County Borough Council. We are advised that the property is neither Listed nor situated in a conservation area. Prospective purchasers are advised to make their own enquiries.

MEASUREMENTS

The ground floor footprint of the property is 2,137 sq ft and the overall site measures c. 0.098 acres, (Measurements are taken from digital mapping and are approximate).

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment



THE BUSINESS

The business has ceased trading. No trading information is to be sold or warranted. The vendor runs a leased and tenanted estate and has not occupied the property. The vendor does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

RATES & CHARGES

Current rateable value (from 1 April 2026) of the Valentine Inn has been assessed at £10,250





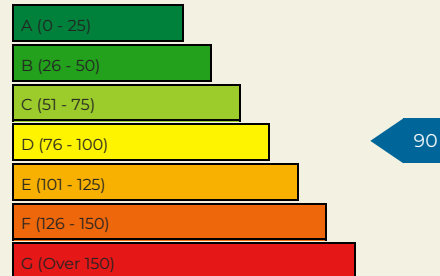
LOCATION

The Valentine Inn is located on Mill Street in Llanddulas. Llanddulas is a village in Conwy county borough on the north Welsh coast. The village lies, midway between Old Colwyn and Abergele and next to the North Wales Expressway, in the community of Llanddulas and Rhyd-y-foel. The village lies beneath the limestone hill of Crefn-yr-Ogof which has large caves, and the quarrying of limestone was formerly the main industry of the village, with crushed stone being exported from the 200 m long jetty.

The pub lies approximately 4 miles east of Colwyn Bay, 9 miles from Llandudno and 7 miles west of Rhyl. As of the 2021 Census Llanddulas had a population of 1,100.



EPC



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