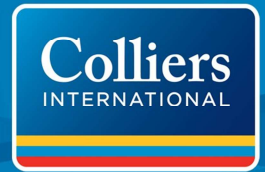


PICTURESQUE COUNTRY PUB FOR SALE



The Green Inn, Llangedwyn, Oswestry, Powys SY10 9JW

- Detached Public House dating back to 1740
- Located in the Tanat Valley, a designated area of outstanding natural beauty
- Located on the Oswestry to Bala Road
- Attractively fitted internally with ground floor bar and restaurant
- First floor function room
- Large car park and beer garden

Guide Price: £375,000 plus VAT, if applicable

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

Colin Siebert
Licensed & Leisure
+44 161 831 3313
Colin.Siebert@colliers.com

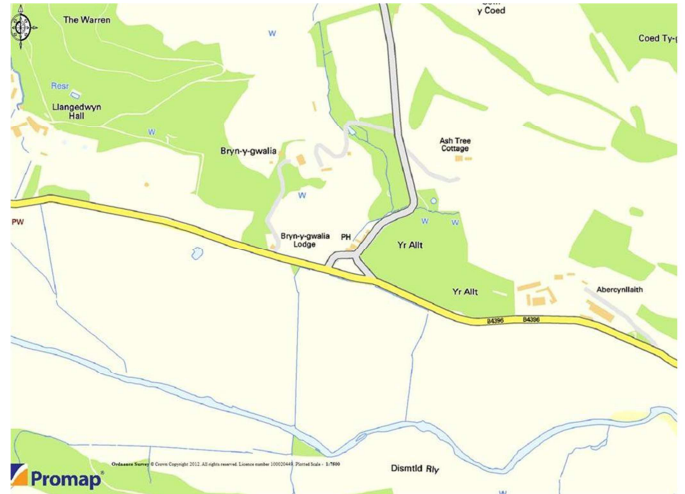
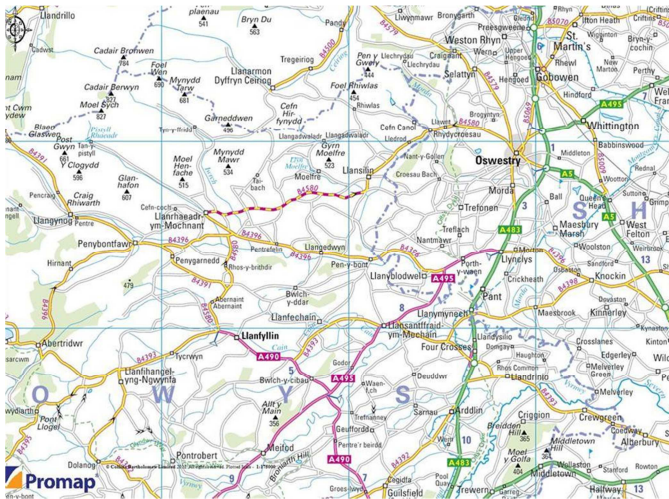
Heather Blenkinship
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Property Ref: 21618

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The Green Inn, Llangedwyn, Oswestry, Powys SY10 9JW



LOCATION

The Green Inn is situated on the B4396 road which runs between Oswestry and Bala in the Tanat Valley a designated area of outstanding natural beauty. The Tanat Valley is on the Wales/England border and the Berwyn mountain range is close by.

DESCRIPTION

The property comprises a character public house providing licensed accommodation at ground and first floor level as well as private living accommodation. The property is located just on the edge of Llangedwyn Village and is set back slightly from the main road with a large car park to the front and an attractive beer garden. It is ideally located for local trade and tourist traffic. It provides a great lifestyle opportunity with a business in a beautiful part of the country.

ACCOMMODATION

Ground Floor

Entrance vestibule leading into a traditional bar with stone floor and an open fireplace with wood burner. Restaurant with 34 covers and access to bar servery. There is a games room to the rear, a utility room and customer WCs.

First Floor

Restaurant/function room with 38 covers, small cocktail bar, office and catering kitchen with prep room and store.

Owner's living accommodation comprising: hall and lounge.

Second Floor

Three double bedrooms, bathroom with separate WC.

External

Outbuilding to the rear, large car park to front (up to 50 cars) and large beer garden.

PLANNING

All enquiries regarding planning matters should be directed to the local authority.

RATEABLE VALUE

The premises are recorded on the 2010 Valuation List as having a rateable value of £6,225.

LICENCES

The property is currently licensed to sell alcohol.

TENURE

The property is freehold.

PRICE

£375,000

FIXTURES AND FITTINGS

The property will be sold with the benefit of the trade fixtures and fittings.

TRADE

Interested parties are requested to contact the Agent to discuss further.

The Green Inn, Llangedwyn, Oswestry, Powys SY10 9JW

TUPE

As this property is being sold as a going concern, TUPE may apply and all staff may transfer with the business following completion.

VAT

If applicable, VAT will be payable in addition to the purchase price.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

FURTHER INFORMATION AND VIEWING

All requests for further details and appointments via the Sole Selling Agents, Colliers International.

Not what you're looking for? Why not visit our website at www.colliers.com/uk/leisure.

The Green Inn, Llangedwyn, Oswestry, Powys SY10 9JW



Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

17/07/2012

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Energy Performance Certificate

Non-Domestic Building



Green Inn
Llangedwyn
OSWESTRY
SY10 9JW

Certificate Reference Number:
0960-0031-7080-0529-8002

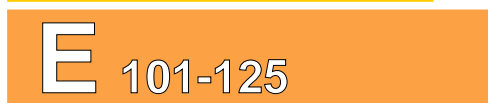
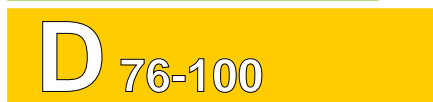
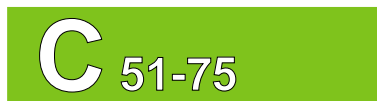
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ **138** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 385
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

44 If newly built

58 If typical of the existing stock