



Antelope Inn

Holyhead Road, Bangor, Gwynedd, LL57 2HZ

To Let - Prominent Pub / Restaurant overlooking Menai Straits - Rent £42,500 - Nil Premium



Key Features

- Prominent A5 location on a site of 0.88 acres
- Excellent views overlooking the Menai Straits, the Suspension Bridge & Anglesey. Bangor and University within 1 mile.
- Bar, restaurant areas with in excess of 100 covers and 100 covers within patio and beer garden
- Benefits from all year round tourist and visitor custom.
- Good access to surrounding road network with 10,000 to 15000 daily vehicle journeys on A5.

Location

The property is located in a prominent position on the A5 Holyhead Road at the approach to the Menai Suspension Bridge and therefore overlooking the Menai Straits. Bangor Town Centre and the University campus lies approximately 1 miles to the east of the property and Menai Bridge town a short distance to the north of the Suspension Bridge. Access to the main A55 and therefore to north Wales and Anglesey is a short distance to the south. The coastline of Anglesey is classed as an Area of Outstanding Natural Beauty and the surrounding area attracts many visitors/ and tourists throughout the year.

Description

The Antelope Inn is an attractive two storey partly rendered brick building beneath pitched slated roofs together with various similar mainly single storey extensions to the side and rear. The pub is served by two car parks providing a total of circa 26 spaces and includes extensive beer patios and a beer garden overlooking the Estuary. The site extends to 0.88 acres and a footprint is 4,217 sq. ft (Source Nimbus Maps).

[Google Street View](#)

Accommodation

Ground Floor

Main lobby leading into the open plan trading area, with elongated servery, various seating areas with a range of loose fixtures and fittings to include high stools and poseur tables, fireplace and various flat screens. There is seating for circa 52 covers. A raised seating area lies alongside with exposed A frames to the ceiling, patio doors to the outside trading area, benefits from views over the estuary and offers 32 covers. A separate over flow restaurant/function/meeting room for 30 covers also adjoins. Ladies', Gentlemen's and Accessible lavatories are accessible from the main trading area. The fully fitted catering kitchen, wash up and prep areas are located to the rear of the public house.

First Floor

Living accommodation to comprise lounge, kitchen, office, dry store, 2 double bedrooms, bathroom, separate lavatory, boiler room with boiler and hot water tank.

Outside

The entrance to the main car park is on the approach to the Menai Bridge and is surfaced to include 22 spaces. A further car park to the south of the property provides 4 additional spaces. The pub enjoys a number of beer patios and a beer garden to provide in excess of 100 covers.

Stock in Trade

Stock in trade and unbranded glassware are to be purchased by the ingoing Tenant.

Tenure

A new 10 year FRI lease at a guide rent of £42,500 pa plus VAT is offered with a tie for draught and bottled beers, cider, wines, spirits and minerals. Generous pricing is available. Machine income is to be split 50:50 after deduction of costs. Proposals to release the tie may be considered. The Tenant will be required to pay a deposit of one quarter's rent and provide evidence of funds to buy the inventory, stock and appropriate working capital.

Services

All mains services are connected to property.

Licences

The property benefits from a Premises Licence permitting the sale of alcohol from Sunday to Thursday 10:00 hrs to 00:00 and Friday to Saturday from 10:00 hrs to 01:00 hrs.

Town and Country Planning

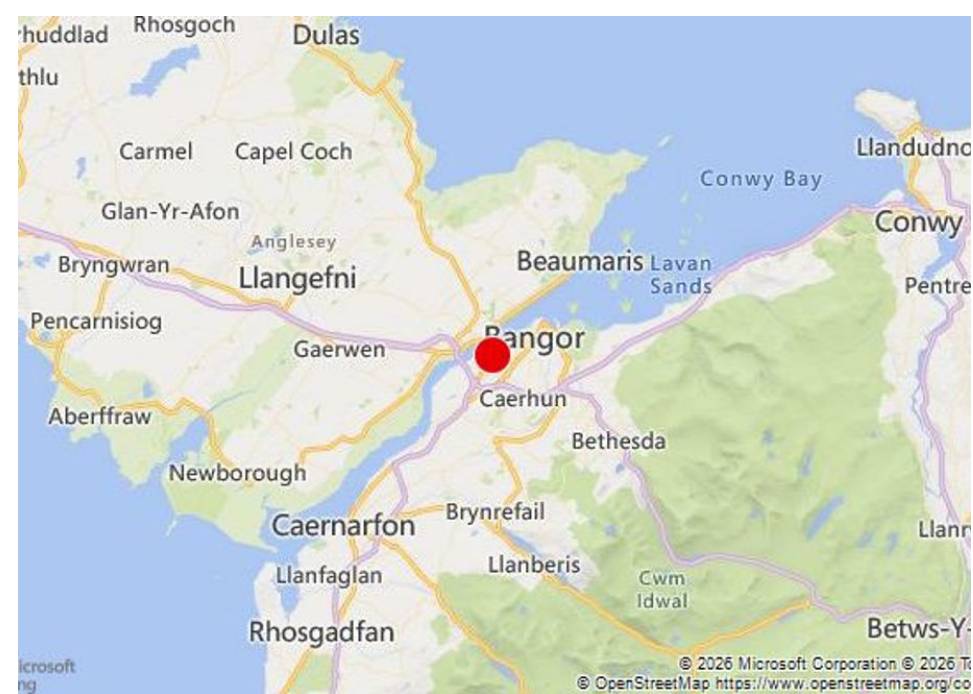
The property is a Grade II listed building but is not in a Conservation Area.

Fixtures and Fittings

The ingoing Tenant is to acquire the inventory at valuation upon completion.

TUPE

A full schedule of staff transferring under TUPE regulations will be made available.







EPC

An EPC will be made available to inspect.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Matthew Phillips

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