

## Liverpool Arms

Machine Street, Amlwch, Anglesey, LL68 9HA



**For Sale Freehold Licensed Premises**  
**Guide Price: £175,000 Plus VAT**  
**Sole Selling Agents**

- Wet led, traditional public house
- Close proximity to public parking
- Benefit of 4 letting rooms
- Part of the 'Walk the Wales Coast Path'
- Ground Floor GEA of 3,222 square feet
- Benefits from a good-sized trade garden
- Alternate use opportunity subject to obtaining the necessary permissions

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## Location

Amlwch is situated on the north coast of the Isle of Anglesey, on the A5025 which connects it to Holyhead and to Menai Bridge. As well as Amlwch town and Amlwch Port, other settlements within the community include Burwen, Porthllethog/Bull Bay and Pentrefelin. The town has a beach in Llaneilian, and it has significant coastal cliffs. Tourism is an important element of the local economy.

## Accommodation

The Liverpool Arms is a two-storey end of terrace property of stone construction with painted and rendered elevations beneath a pitched slate roof.

Internally, the ground floor trading area comprises a split room operation which is arranged around a central servery. The property benefits from two bar/lounge areas capable of accommodating 30 customers along with a snug which can seat a further 15 customers. To the rear, there is a games room with a snooker table.

Ancillary trade areas include customer WC's, dry stores, commercial kitchen and ground floor cellage.

Spread across the first floor is the letting accommodation and comprises of; three double bedrooms, two single bedrooms, one three quarter bedroom with communal shower room and kitchen with separate access to the side.

Externally, the property benefits from a trade patio and yard with circa 38 covers and two outbuildings used for storage.

**Ground floor GEA of 3,222 square feet sitting, on a plot size of 0.22 acres.**

**The Liverpool Arms offers considerable scope for local public house operators, restaurateurs and has potential for a B&B focused offer. The property has potential for a range of uses, subject to the granting of relevant permissions, and is likely to be of interest to local developers and builders.**

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H.M. LAND REGISTRY		WA 940505	
ORGANISATION (Name and Address)	Size (sqm)	#	Value
ADMINISTRATIVE AREA	DATE OF VALUATION	DATE OF SALE	DATE OF SALE



## General Information

### Rating

The current Rateable Value is assessed at £5,250.

### Licences

It is understood that the property currently possesses a Premises Licence.

### Services

We are verbally advised that all mains services are connected to the property.

### Trading

The premises are currently open for trading.

### Tenure

The property is being sold freehold with vacant possession.

### Fixtures and Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

### Energy Performance Certificate

The property has an EPC rating of D.

### VAT

VAT will be applicable on the sale of this property.



☎ 0121 227 2311

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## Agent Details

For further details please contact



**Elliot Morrell**  
**Surveyor, Birmingham**



**07552 403 185**



**elliott@jamesabaker.co.uk**

## Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers 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 item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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