

Delightful pub in Abersoch

ST TUDWALS INN

Abersoch



INTERESTED?



0161 612 4112



recruitment@frederic-robinson.co.uk

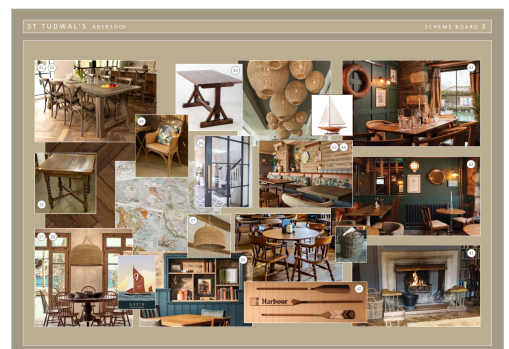
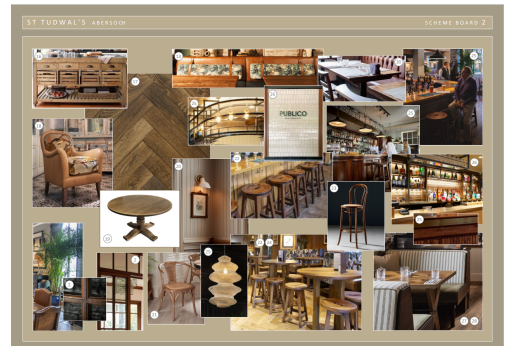
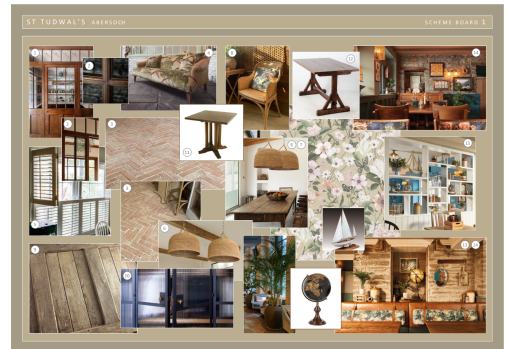
OVERVIEW

There is an exciting opportunity for an experienced operator to run a premium site at the St Tudwals Inn in Abersoch—a top UK tourist hotspot.

The St Tudwals Inn is currently closed and undergoing a full refurbishment that will make it the new local favourite in the hospitality scene. The complete rejuvenation is scheduled for completion before Easter 2025. The new designs are extremely complementary of the historical features of the pub and will create an inviting ambience that exudes sophistication and promises a high-end experience for the target audience. The curb appeal is the “glow up” the St Tudwals has been calling out for, ready to enter 2025 with a bang.

We are seeking an exceptional Pub Partner who understands the potential of the St Tuds, and can envision its role as a cornerstone of Abersoch’s social and leisure circuit. The individual will also possess a strong entrepreneurial mindset and is passionate about delivering memorable experiences to customers. The successful Pub Partner will have a proven ability to drive business success in high-traffic, high-expectation environment and have a real eye for marketing.

Please note that with the site being closed, there will be no staff TUPEing over, so someone with a strong team in place would be beneficial.



THE FIGURES



Accommodation

£0

Beverages

£939,120

Food

£325,000

Rent

£96,478

Potential turnover

£1,274,120

THE DETAIL

LOCATION

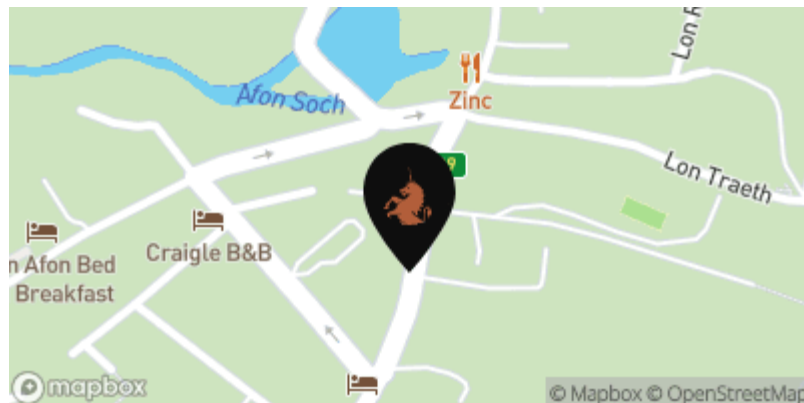
Abersoch is a picturesque village located on the Llŷn Peninsula in North Wales. It is renowned for its stunning beaches, vibrant sailing community, and charming atmosphere. The area offers a mix of outdoor activities, including water sports like sailing, windsurfing, and kayaking, as well as hiking along scenic coastal paths.

The village features a variety of shops, cafes, restaurants and pubs, making it a popular holiday destination, particularly in the summer months. Its sandy beaches, such as Abersoch Main Beach, are ideal for families and sunbathers. The area attracts high-intent customers; including professionals, business-class families, socialites, and retirees, all seeking premium experiences and have the money to spend. With its picturesque coastline, gorgeous summer weather and seasonal events, Abersoch guarantees high footfall from March to October, offering a lucrative opportunity to an operator who knows how to cater to a more select crowd.

Overall, Abersoch combines natural beauty with a lively community, making it a favoured spot for both tourists and locals.

ST TUDWALS INN

Abersoch,
Pwllheli,
LL53 7DS



BARRELAGE

A barrel is a unit of measurement adopted by the pub and brewing industry. A barrel is 36 gallons or 288 pints. This excludes wines, minerals and spirits.

| | |
|--------------------------|------------|
| FMT Barrelage | 364 |
| Current MAT Barrelage | 244 |
| 1 Year ago MAT Barrelage | 288 |
| 2 Year ago MAT Barrelage | 332 |
| 3 Year ago MAT Barrelage | 266 |

LEVEL OF INVESTMENT

This is a one-off payment made at the start of the vacancy agreement. All figures are estimates and exclude VAT.

| | |
|---------------------|---------------------------------------|
| 4 Week's Rent | £7,421 |
| Trading Deposit | £10,000 |
| Professional Fees | £2,319 |
| Stock & Glassware | £15,000 |
| | £160,000 (TBC) |
| Fixtures & Fittings | upon completion of investment) |

Sub Total

£34,741

Potential Turnover

£1,274,120

ACCOMMODATION

TRADING

The current trading area will be moving around creating a more open plan trading area creating more covers and a better flow. The “L” shaped bar will still be centralised, with two bar areas, with a mix of fixed and loose furniture. The main trading areas for seating and dining will be split into five main areas, along with the pool room to the rear. The toilets are behind the bar, with a UA toilet accessed via the pool room. There is a currently a covered terrace to the rear of the pub, which will be extended significantly, creating a space for nearly 80 covers. There will be works taking place to the front exterior as well, creating space for nearly 50 covers.

PRIVATE

The private accommodation can be accessed from within the pub and is located on the first floor. It briefly comprises: Two good sized bedrooms, kitchen, bathroom and a large lounge.

There used to be trade accommodation at the site, however we have decided to keep this as staff accommodation and comprises: five en-suite bedrooms and a kitchen.

DIGITAL CHANNELS



<https://www.robinsonsbrewery.com/pubs/st-tudwals-inn-abersoch>



StTudwalsInn