

# TY GWYN

Rowen Ty Gwyn, High St, Rowen Conwy LL32 8YU

Rent guide                      Potential turnover  
**£17,000** + VAT              **£300,000**  
per annum

20 parking spaces   Catering / restaurant   Living quarters



## GUIDELINE INGOING COSTS

Bond	£5,000
Fixtures Service Charge †	£1,800
Stock and Glassware	£2,000
Valuers and advisors fees	£500
Total ingoing fees    ††	£9,300



† Service charge is 20% of total fixtures and fittings value

†† If you don't have all the funding available immediately, talk to us

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The Ty Gwyn is in the proximity of Snowdonia National Park & Conwy it is popular with locals in the village & tourists alike. The pub has great opportunities for food & drink as well as events with the 2 large beer gardens.

The pub has a main bar and eating are bar with 2 adjoining rooms. There is a real fire as well as a log burning stove. There is a fully functioning catering kitchen, as well as the 2 large beer garden areas ideal for events & weddings in the summer months.

The private accommodation consists, lounge, 3 bedrooms, bathroom and office. No domestic kitchen

## BARRELAGE

Year	Draught Beer (Brls)	Bottled Beer (Litres)	Wines (Litres)	Spirits (Litres)	Soft Drinks (Litres)	Total Composite
2018/19	71	35	342	10	182	
2019/20	74	22	245	6	32	
2020/21	25	0	45	0	0	
2021/22	151	226	373	160	1926	
2022/23	106	189	332	53	1736	

