

*An attractive Welsh pub  
in Llanfrothen*

## BRONDANW ARMS

*Llanfrothen*

### INTERESTED?



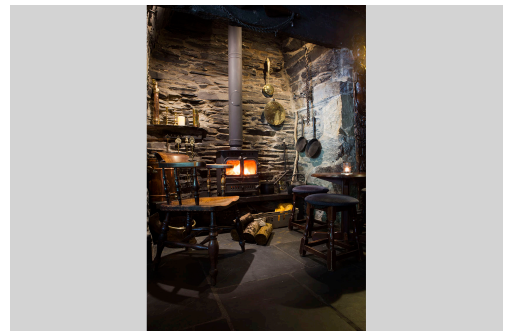
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### OVERVIEW

The Brondanaw Arms is a 17th Century hostelry situated within the famous Brondanw Estate and the former home of the famous Architect Clough Williams Ellis. Known locally as 'The Ring' it is based in the heart of Snowdonia and is a wonderful example of a traditional Welsh pub with its slate floors, roaring log fires, cask ales, and small cosy dining areas. A perfect base for families visiting the Snowdonia National Park, Portmerion, Welsh Mountain Steam Railway and the Ffestiniog Mountain Railway. A perfect base for families visiting The Snowdonia National Park, Portmerion, Welsh Mountain Steam Railway or the Ffestiniog Mountain Railway.



### THE FIGURES



Accommodation

£0



Beverages

£190,708



Food

£182,000



Rent

£24,193

Potential turnover

£376,708

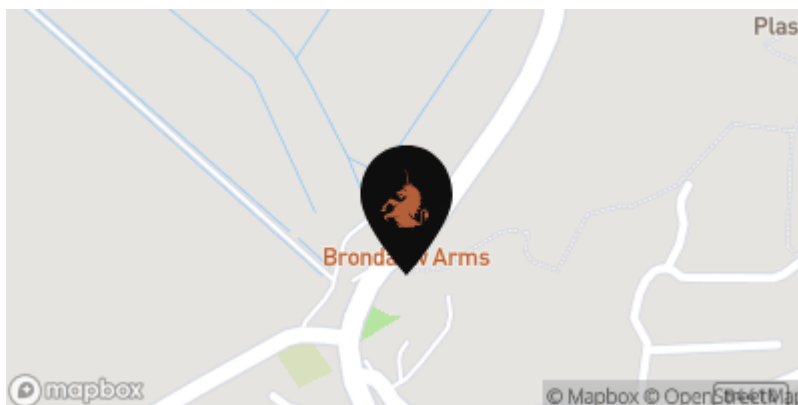
# THE DETAIL

## LOCATION

LLANFROTHEN, is a village and a parish in the county of [Gwynedd, Wales](#), between the towns of [Porthmadog](#) and [Blaenau Ffestiniog](#). People visit Llanfrothen to enjoy peaceful, unspoilt surroundings where natural beauty is abundant and photo opportunities lurk around every corner. While there are popular tourist attractions nearby – for example, the [Glaslyn Osprey Project](#) at nearby Pont Croesor (handily located near the station for a trip on the [Welsh Highland Railway](#)), and [Portmeirion](#), just down the road at Minffordd – the real delight in Llanfrothen and Croesor is just being there, soaking up the peaceful atmosphere and beautiful surroundings. [The Ring \(the local name for The Brondanw Arms\)](#) is a great place to do this.

### BRONDANW ARMS

Llanfrothen,  
Penrhyndeudraeth,  
LL48 6AQ



## 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	150
Current MAT Barrelage	134
1 Year ago MAT Barrelage	55
2 Year ago MAT Barrelage	60
3 Year ago MAT Barrelage	138

## 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	£1,861
Trading Deposit	£6,000
Professional Fees	£2,132
Stock & Glassware	£4,000
Fixtures & Fittings	£0
Sub Total	£13,993
Potential Turnover	£376,708

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### ACCOMMODATION

#### TRADING

The Bryondanwn has three trading areas. The main bar has a slate floor and wood burner in a large fireplace, the seating comprises of pews and window benches and the ceiling is adorned with old farm tools. There are 11 pumps on the bar, with Guinness being a big seller. To the right of the bar there is a snug, known as the parlour bar that has panelled booths with seating for up to 20 people. This is a popular area as it is very warm and inviting with its ornate potbelly stove. To the rear there is a long spacious dining room with panoramic views of the Snowdonia National Park, currently offering great home-cooked food. The toilets are located down a staircase that also leads out to the garden, with views of Snowdonia National Park.

#### PRIVATE

The accommodation consists of two double bedrooms, one with fitted wardrobes, one with a fitted cupboard, plus one single bedroom. There is an outside seating area on a terrace that overlooks the gardens and has the benefit of a terrace and beautiful views. There is a lounge, bathroom and small kitchen and a storage area to the front of the property with a spacious office leading from it.

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### DIGITAL CHANNELS



<https://www.robinsonsbrewery.com/pubs/brondanw-arms-llanfrothen>



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