

Ref: SD 2702

## **Cafe Complex - £750,000**

**Ponderosa Cafe Complex, Horseshoe Pass, Nr Llangollen**



**An extremely exciting instruction and very rarely available café complex with letting and living accommodation, gift shop, restaurant with over 180 covers inside, 60 covers outside, massively car park area set in 15 acres.**

**FREEHOLD**

**CALL US 01492 534881**

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**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

The café complex, located on the A542 between Ruthin and Llangollen, has long been a popular stop for motorcyclists and tourists, offering stunning views.

We are selling the Freehold which is held under title number CYM368854 which will merge with title number CYM 463317 so the whole freehold will be sold unencumbered. The building was acquired in 1984 and is available for the first time in over 40 years.

Details of the measurements have been obtained from the VOA website.

The rateable value is £30,500.00

Description Area	m <sup>2</sup> /unit
Ground floor restaurant	115.2
Ground floor store	1.5
Ground floor kitchen	17.2
Ground floor ground floor sales	69.9
Ground floor restaurant	131.6
Ground floor kitchen	30
Ground floor public toilets	46.34
First floor retail area	21.2
Ground floor cold store	10.7
Ground floor restaurant	20.47
Ground floor office	7.43
Ground floor staff toilets	6.74
Total	478.28

Four holiday let rooms, 3 self-contained apartments.

Services – Septic Tank, oil heating, propane gas for heating.

Owing to the level of interest expected, block viewings will be undertaken. We are selling the bricks and mortar only and we have no details of accounts. Passport ID and proof of funds will be required.

Viewing by appointment only.

FREEHOLD:

OFFERS OVER £750,000.00

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and

are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. July 2025. Subject to contract. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors.

## **FREEHOLD**