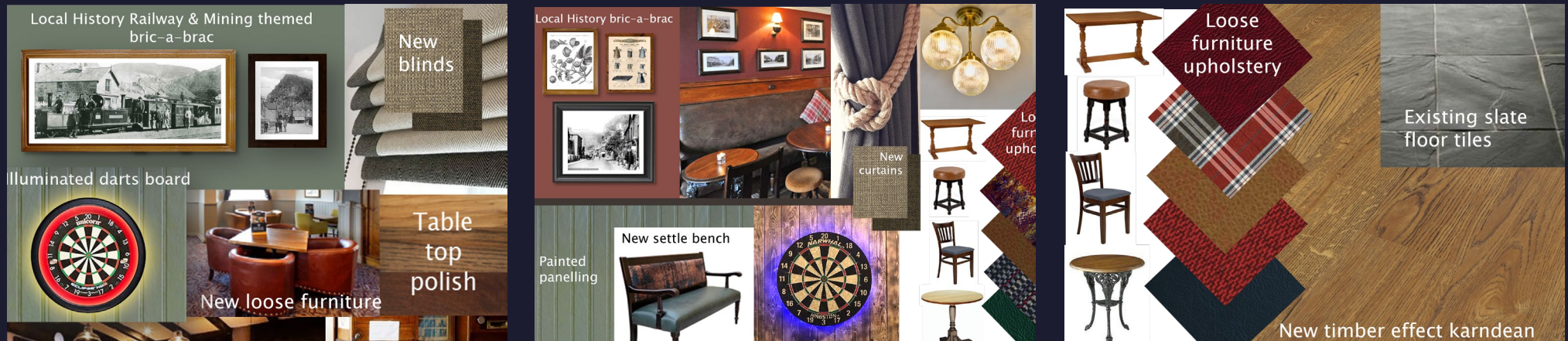




● Meirion Vaults, High Street, Blaenau Ffestiniog, LL41 3AE ●

About the Opportunity



Why Invest?

Exciting Opportunity: Meirion Vaults, Blaenau Ffestiniog Pub Refurbishment!

The Meirion Vaults is undergoing a full refurbishment to become the go-to traditional community pub in town. Surrounded by rich industrial heritage and natural beauty, the pub sits near Snowdonia National Park and draws steady footfall from locals and seasonal tourists alike. With 1,836 adults living within a 10-minute walk and very little direct competition, this is a prime opportunity to create a standout wet-led pub at the heart of a proud, Welsh-speaking town.

Elevate Your Investment: Witness the Transformation

The investment will refresh the interior and exterior, retaining the charm of a classic community pub while introducing a clean, comfortable environment. The site will focus on great drinks, live sport, and entertainment, including Sky Sports, quizzes, bingo and occasional live acts. With strong local loyalty and a year-round tourism boost, this is an ideal site for a hands-on operator ready to build lasting relationships and bring this important social hub back to life.

About the Opportunity



Target Customers

Local Residents:

- Welsh-speaking locals looking for a traditional, welcoming pub to enjoy regular drinks and conversation.

Entertainment-Focused Customers:

- Pub-goers who enjoy weekly events like quizzes, bingo and live music.

Live Sports Fans:

- Locals who want to watch Sky and BT Sport in a comfortable, social setting.

Seasonal Tourists:

- Walkers, sightseers and visitors exploring Snowdonia and the surrounding countryside.

About the Opportunity



The Offer

Drinks:

- The pub will offer a wide range of drinks, including lagers, ciders, spirits, wines, some cocktails along with a great range of soft drinks and low & no options. This variety caters to everyone, ensuring the pub appeals to a broad audience.

Food:

- No food offer currently, though the existing kitchen could be reinstated by the operator if desired.

Events:

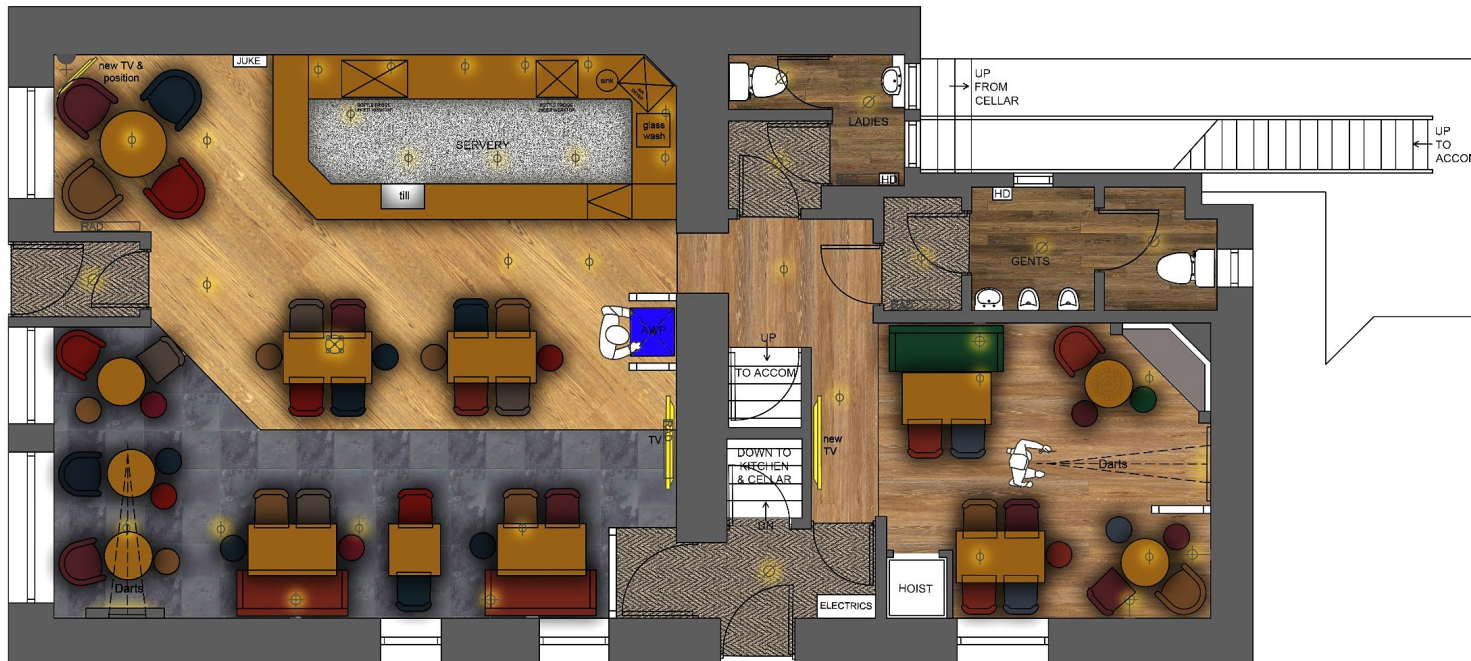
- Sky Sports and BT Sport, along with regular entertainment such as quizzes, bingo and local live music to maintain a strong rhythm of the week.



Internal Mood Board



Rendered Floor Plan



Floor Plans & Finishes

1 General Trade Areas:

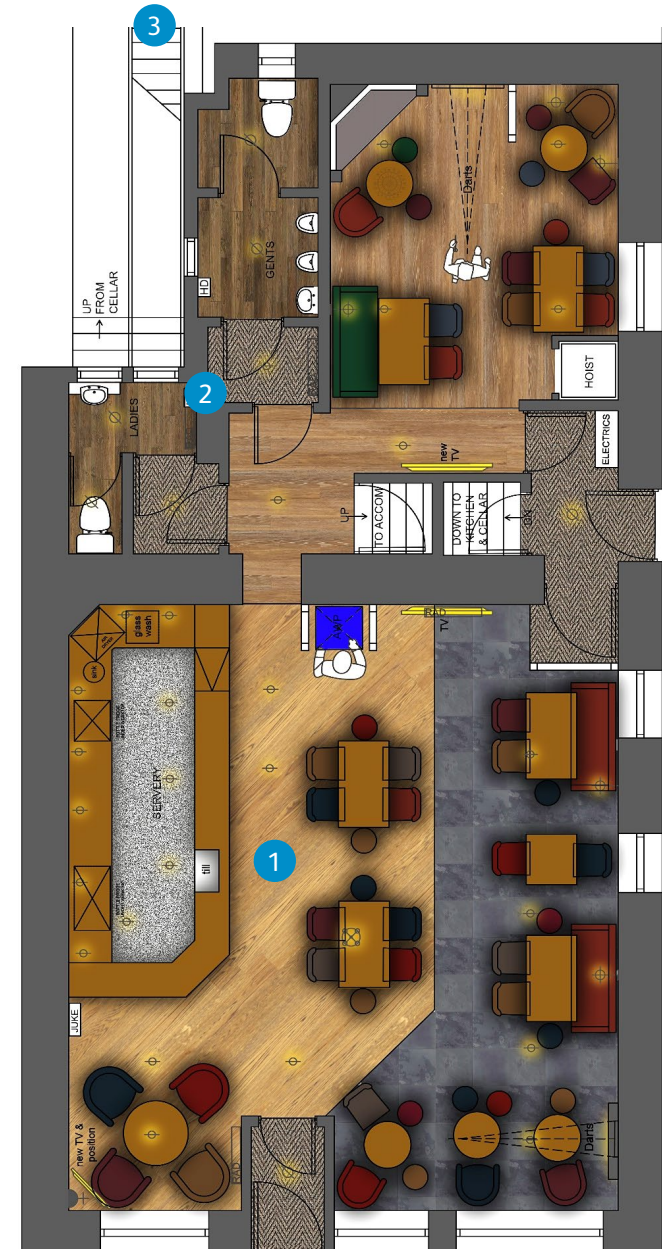
- New flooring and entrance matting.
- Upgrade and reconfigure back bar fitting.
- Paint bar frontage.
- Sand and polish bar top.
- New blinds and curtains.
- New darts boards (2) and chalkboard scorers.
- New loose furniture where required.

2 Ladies & Gents Toilets:

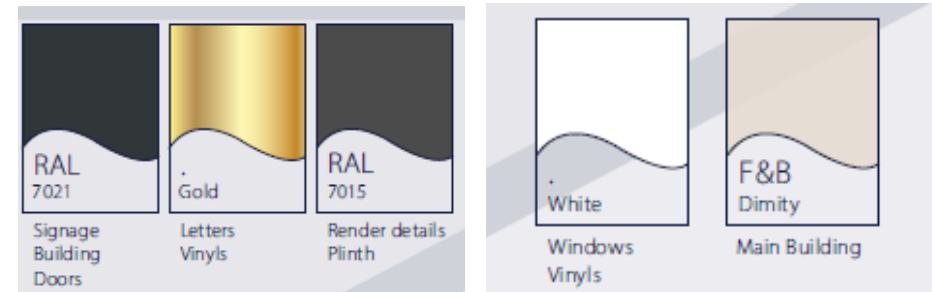
- New vanity unit, wash hand basin & non-concussive taps.
- Decoration & lighting where required.
- New timber effect vinyl flooring.

3 Private Accommodation:

- Decoration throughout.
- New kitchen.
- New bathroom.



External Refurbishment



Signage and external works:

- New signage and lighting scheme.
- Pre-decoration repairs to render.



STAR
— PUBS —

FIND OUT MORE

This project will significantly enhance the business's potential and we would like to see you bring your own ideas and flair to make the most of this great opportunity.

Interested? Get in touch.

📞 08085 94 95 96

🖱️ www.starpubs.co.uk

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