

GRAPES INN, WREXHAM

WREXHAM, LL14 1NB

AGREEMENT TYPE:
SHORT TERM AGREEMENT

YOUR INVESTMENT:
£3,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Grapes is nestled between Johnstown and Ponciau in Wrexham, it stands as a detached gem along a busy main road, within a residential area. The closest motorway network is the M53 passing Chester which is 12 miles east of Wrexham. Grapes in is approximately three miles from Wrexham, ensuring convenient links for easy access to the town centre. The pub is more than just a local haunt; it's a hub amidst local amenities such as a bakery, launderette, and a chip shop.

Pub Layout

As you step through the front door, the pub unfolds its charm. A welcoming lounge awaits to the right, while a lively bar beckons on the left, featuring a central bar serving catering to both areas. The bar area hosts the ladies' and gents' toilets, along with the added treat of live music performances in the lounge. For those seeking a bit of friendly competition, the bar area boasts a pool table and darts section. Despite the absence of a dedicated parking space, ample street parking graces the vicinity. Outside, an enclosed drinking area at the rear with benches, transforms into a delightful spot to enjoy drinks in the sunshine. The Grapes, not just a pub, but a vibrant community hub.

TRADING STYLE

The Grapes is a traditional village pub offering darts, dominoes and pool to the locals and a great selection of draught lagers and ciders to suit all tastes. Weekend entertainment is also a key driver proving popular with locals. There is an excellent opportunity to develop sports teams to include pool, bridge and football and ensure that the Grapes becomes the

FINANCIAL

Annual Rent: £15,000

Security Deposit: Initial deposit of £1,500 with deposit build up to £5,000 or the equivalent of three months' rent, whichever is greater.

Working Capital: £1,000

Stock: £1,000

Fixtures and Fittings: To be confirmed upon valuation – Funding options available for the right licensee.

Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

We are looking for licensees who are looking to embed themselves within the community and will look to develop and enhance the current offer, bringing ideas and enthusiasm to the table to enable the business to grow. Someone who is good with social media to promote the pub further, there is plenty of opportunity to create an exciting rhythm of the week.



3+ Private
Bedrooms



Live Music



Sports Teams



Beer Garden