



GRIFFIN INN, WREXHAM ROSSET, LL12 0ER

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Griffin is a detached building situated in picturesque village in Trevalyn, on the outskirts of the bustling town of Wrexham and situated just 8 miles from the historical city of Chester. The pub is set in the rural area of North Wales in amongst some of the finest Welsh countryside. The pub is well supported by the locals and is a great stop gap for people enjoying the walks and countryside. Wrexham is accessible via major roadways, including the A483 and A5.

Pub Layout

The pub trades from a well stocked central bar as you enter the pub dividing into three snug areas, two of which have log burners and is a favourite with the locals in the winter. The pub has a traditional feel with exposed brick work, slate flooring and beams throughout, all seating is in good condition and can cater up to 30 covers, although one of the snug areas at present has a pool table which could be utilised for additional dinning covers. To the right side of the pub is a reasonable sized catering kitchen and is equipped for a small food menu. To the rear of the pub is a car park for up to 12 cars and a large field which could be developed for campers and caravaners visiting the local area. The beer garden is to the left of the pub which is a lawned area to cater for approximately 8 – 10 benches. There is also a covered marquee which holds a further four tables.

TRADING STYLE

The Griffin is a great example of a community pub in which the current licensees have created a welcoming and friendly pub and well supported by the community. The drinks range is vast with a great selection of products including cask ales. There is scope for a small traditional fresh menu using seasonal products. The external space is fabulous and could be utilised for BBQ's, charity events and fun days. The pub currently shows televised sporting events but does not have sky, the pool table and darts board are enjoyed by the locals of the evening. Quiz nights and an acoustic music nights have been well supported in the past.

ACCOMODATION

Private Accommodation

The private accommodation consists of two double bedrooms, an open plan kitchen / living area, an office and bathroom with an over the bath shower which is overall in great condition.

FINANCIAL

Annual Rent: £15,000 – Starting rent available

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,000

Stock: £3,500

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

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.



Community
Local



Kitchen



Car Park



Beer Garden

BDM VISION

This is a great community pub which requires a licensee (s) who understands the demographics and what the pub has to offer. You should thrive on engaging the local community here and to broaden the offer in all areas as a pub. Good retail standards and a strong rhythm of the week are must.



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