



NEW INN, WREXHAM

WREXHAM, LL14 1NU

AGREEMENT TYPE:

LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:

£7,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The New Inn is situated on the B5083 at a busy junction with traffic lights, making it a fairly high profile site regarding location in Johnstown. Opposite the pub is a large housing estate of approximately 1,000 houses and are privately owned and there is a larger housing estate located to the rear of the pub. Johnstown is a village in the county borough of Wrexham, Wales, and forms part of the old coal mining community of Rhosllannerchrugog and has a population of approximately 4,000.

Pub Layout

On entering the pub through the front door you have a raised area to the right with tables and a darts oche and then a lounge to the left with chairs and tables which can cater for up to 35 covers. Located in the lounge is also a log burner that is popular in the colder months. The bar server is centrally located and serves all areas of the pub. The catering kitchen is located to the rear of the bar as well as the ladies and gents toilets. There is a car park located to the right of the pub for up to 10 cars and a smoking solution. There is also a large beer garden with around ten benches. The pub is in good condition throughout.

TRADING STYLE

The New Inn trades as a community pub with sports teams including pool and darts and is highly driven around entertainment with live music and karaoke at the weekends. At present the pub serves Sunday lunches and Admiral Taverns are keen for a new licensee to expand on this.

ACCOMMODATION

Private Accommodation

The private accommodation can be accessed via a door within the pub and is in good condition with good amenities. This consists of three bedrooms, kitchen, lounge and bathroom.

FINANCIAL

Annual Rent: £12,500 (Rent steps available)

Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £1,000

Stock: £3,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be 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

The successful applicant will know the market and area well. The pub is the heart of the local community and should keep this core value. Creating a community pub atmosphere through sports, live entertainment and activity nights, alongside a daily food offer of a mid-market range of dishes is a must with the garden at side/rear of pub offering a great seasonal opportunity to enhance extra income. You should be able to build on the current business at the pub and widen the offer at the New Inn. The licensee should be able to offer a daily food offer at the pub.



Open Fire



3+ Private Bedrooms



Live Music



Kitchen



Sports Teams



Car Park



Beer Garden