



RED LION, MARFORD

MARFORD, LL12 8SL

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Red Lion is located towards the top of Marford Hill in the village of Marford, in the county borough of Wrexham near the Wales-England border between the ancient city of Chester and the Welsh town of Wrexham. Marford is famous for its quaint looking Gothic cottages and sits among beautiful countryside where there are good walks. The village is purportedly haunted with Lady Margaret Blackbourne the unhappy spirit who was murdered in the 18th Century by her husband wandering through the village. The Red Lion is one of only two public houses in the village and it is located close to the only retail shop in the village with a large car park serving both the Cooperative Store and The Red Lion. There is a large beer garden to the rear and side of the pub accessed via an outside patio area from the lounge area. Marford is situated near the A525 road, providing connections to nearby towns such as Wrexham and Whitchurch. The A483 also passes close to Marford, offering further links to destinations such as Chester and Shrewsbury.

TRADING STYLE

The Red Lion requires an experienced food operator to develop and grow the current food offer. The new licensee would need to have both the vision and desire to make the Red Lion an integral part of the local community.

ACCOMMODATION

Private Accommodation

The private accommodation, located on the first floor can be accessed externally or from the bar area. It comprises of three bedrooms, a living room, kitchen and bathroom with WC.

FINANCIAL

Annual Rent: £26,000

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

Working Capital: £1,000

Stock: £4,000

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

BDM VISION

The Red Lion requires a licensee with a proven track record and experience in building and running a food business. They will be required to ensure that this site fulfils its great potential. This pub has huge potential to be an immensely, attractive and enjoyable place to visit.



Community
Local



3+ Private
Bedrooms



Kitchen



Sports Teams



Car Park



Beer Garden