



SWAN INN, WREXHAM

WREXHAM LL14 4AU

AGREEMENT TYPE:
SHORT TERM AGREEMENT

YOUR INVESTMENT:
£7,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Swan is located in the small village of Rhostyllen which is located approximately 3 miles South West of the town of Wrexham and has a population of approximately 1,500. Local schools are situated in the village as well as shops and a church. It lies close to the border between Wales and England, with Chester being the nearest large city across the border. Wrexham is served by the A483 which runs from Chester to Newtown. There are plenty of bus routes through the area. Rhostyllen is surrounded by beautiful countryside, offering opportunities for outdoor activities such as walking, hiking, and cycling. The village itself is home to green spaces and parks where residents can enjoy recreational activities and leisure time.

Pub Layout

The pub trades from a central bar serving two separate trading areas. There is a lounge to the left of the pub with seating and to the right is the bar which is mainly used by the locals. This area is also home to the dart board and gaming machines. This also leads onto a double patio door and onto a covered smoking patio and an extensive beer garden with benches and is a real sun trap in the summer months. There is a small catering kitchen located to the rear of the bar serving and is adequately equipped to offer a small food menu. There is plenty of street parking throughout the village. The Swan Inn has recently benefited from a £45,000 investment, refurbishing the external decoration, toilets and improving the maintenance to the internals of the pub.

TRADING STYLE

The Swan is a community local. It should cater for those in the immediate proximity in the village of Rhostyllen and also provide others from the surrounding villages a reason to visit. Sales are predominantly drinks but there is scope to introduce a small food offer to grow the business further.

ACCOMMODATION

Private Accommodation

The private accommodation is located on the first floor and consists of three bedrooms, lounge, small kitchen and bathroom all in good order.

FINANCIAL

Annual Rent: £11,500

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

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.

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.



3+ Private
Bedrooms



Kitchen



Sports Teams



Beer Garden

BDM VISION

The Swan should be a busy pub which is at the heart of the community. The ideal applicants will have excellent retail standards and will work hard to engage the local community and give them a reason to visit the pub. It would benefit from someone who is social media savvy and able to bring in new custom and promote the pub further.



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