

## Grapes

Wrexham, LL14 1NB

### AGREEMENT TYPE

Five Year Agreement

### FACILITIES



3+ Private  
Bedrooms  
Sports  
Teams



Live Music  
Beer  
Garden



£7,500

CALL 01244 321 171 FOR MORE DETAILS

### DESCRIPTION

The Grapes is a detached building enjoying a busy main roadside location between Johnstown and Ponciau in Wrexham. The pub is surrounded by residential housing and in an excellent location. The pub is located approximately three miles outside of Wrexham however the location of this pub provides easy links to transport into the town centre.

### Pub Layout

On entering through the front door you will find a lounge to the left side of the pub and a bar to the right with a central bar servery which services both areas of the pub. The ladies and gents toilets are located in the lounge area and live music is also provided in this area. Located behind the bar is the cellar. The pub is in good condition throughout. Although there is no car park there is plenty of street parking close by. Externally, there is a small drinking area to the rear with benches.

### ACCOMMODATION

#### Private Accommodation

The private accommodation is located on the first floor and consists of three bedrooms, lounge, kitchen and bathroom.

### BDM VISION

We are looking for applicants who are familiar with the area and will look to develop and enhance the current offer and bring ideas and enthusiasm to the table, enabling the business to grow.

### TRADING STYLE

The Grapes is a traditional community pub offering darts and dominoes to the locals and features in the local leagues. Weekend entertainment is also a key driver proving popular with locals. There is an excellent opportunity to develop sports teams including pool, bridge and football teams and ensure that the Grapes becomes the hub of the community.

### FINANCIAL

**Annual Rent:** £9,500

**Security Deposit:** £3,000

**Working Capital:** £3,000

**Stock:** £1,500

**Fixtures and Fittings:** 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.

**Training:** £250 plus VAT

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