

Swan Inn

Wrexham, LL14 4AU

AGREEMENT TYPE

Five Year Agreement

FACILITIES



3+ Private
Bedrooms
Sports
Teams



Kitchen
Beer
Garden



£5,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Swan Inn is located in the small village of Rhostyllen which is located 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.

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.

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.

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.

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.

FINANCIAL

Annual Rent: £11,000

Security Deposit: £3,000

Working Capital: £1,400

Stock: £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.