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TAVERNS



CROSS FOXES, PENTRE BROUGHTON, WREXHAM

PENTRE BROUGHTON, LL11 6AW

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£2,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Looking for a fresh opportunity in the New Year? The Cross Foxes will be available after Christmas.
The Cross Foxes had a full refurbishment completed in 2024 and has been well-maintained. Situated in Pentre Broughton which is approximately three miles from Wrexham and two miles from the A483. Local amenities include a popular nearby primary school, post office, church, pub, Moss Valley Country Park and a bus service from the door-step into Wrexham City Centre.

Pub Layout

As you enter the Cross Foxes you are welcomed into the spacious, yet welcoming main bar area which has been decorated to a high standard and in keeping with it's traditional feel. The main bar servery caters for all tastes, offering a wide range of products. The seating includes a mix of fixed and loose seating, arranged for social gatherings. There are several wall mounted televisions showing live sports and racing. A door next to the bar leads into the second trading area, which is used for sports teams there is a dart board, pool table and a separate bar area. Externally, there is a spacious lawn beer garden, with wooden picnic benches and ample space to host outdoor events. There is a covered seating area with outdoor heating for the colder months. The pub also provides parking for several vehicles.

TRADING STYLE

The Cross Foxes is the hub of it's community, offering something for everyone from traditional pub games to televised sports. There is a fantastic product range in place, providing excellent value for customers. The beer garden offers a fantastic opportunity in the summer months. The pub has the full sky sports package which is welcomed by the locals weekends the place comes alive with DJ's, karaoke and live music. the pub has both a pool table & darts board and the new operator would really want to get behind the local teams.

ACCOMODATION

Private Accommodation

The private accommodation consists of: Three bedrooms, office, lounge, kitchen and bathroom.

3+ Private Bedrooms | Beer Garden | Car Park | Open Fire | Sports Teams

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FINANCIAL

Security deposit: £2,000
Estimated Annual Turnover (Net): TBC
These figures are based on our Business Development Managers assessment of the trading potential of this pub and are intended for guidance purposes only
No rent applicable on this agreement
This opportunity is for you to run your pub as a self-employed manager. Admiral Taverns take care of all the running costs including rates, utilities, stock and day to day running costs whilst you take home 18.5% of the net weekly sales, all employment costs relating to your staff and any council tax and TV licence for the residential quarters.

- All new operators have comprehensive free training as part of their agreement.
  - **STRIVE- The Proper Pubs way**. Held online over one day, you will learn marketing and business strategies that will help you to grow sales in your pub – step-by-step.
  - **E-Learning Training for you and your staff**. Featuring more than 30 courses for both you and your staff, you'll have access to a wide range of topics from Compliance, Health and Safety to Personal Development and Wellbeing.

BDM VISION

Steph Briggs the Business Development Manager is looking for an operator who is in tune with the local demographic and clientele to create a great environment and atmosphere to make this pub attractive to all of the local community. It goes without saying that the new operator will put the community at the heart of everything that goes on and will strive to continue to make the Cross Foxes the community hub in the local area. To succeed the new operator must have a passion and energy for promotion and hosting events to suit all occasions to meet the local community needs.

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