



GRAPES INN, WREXHAM

WREXHAM, LL14 1NB

AGREEMENT TYPE:
TENANCY

YOUR INVESTMENT:
£6,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Grapes is nestled between Johnstown and Ponciau in Wrexham, it stands as a detached gem along a busy main road, within a residential area. Approximately three miles from Wrexham, ensuring convenient links for easy access to the town centre. The pub is more than just a local haunt; it's a hub amidst local amenities such as a bakery, launderette, and a chip shop.

As you step through the front door, the pub unfolds its charm. A welcoming lounge awaits to the right, while a lively bar beckons on the left, featuring a central bar serving catering to both areas. The bar area hosts the ladies' and gents' toilets, along with the added treat of live music performances in the lounge. For those seeking a bit of friendly competition, the bar area boasts a pool table and darts section. Despite the absence of a dedicated parking space, ample street parking graces the vicinity. Outside, an enclosed drinking area at the rear with benches, transforms into a delightful spot to enjoy drinks in the sunshine. The Grapes, not just a pub, but a vibrant community hub.

TRADING STYLE

The Grapes is a traditional village pub offering darts, dominoes and pool to the locals. Weekend entertainment is also a key driver proving popular with locals. There is an excellent opportunity to develop sports teams to include pool, bridge and football and ensure that the Grapes becomes the hub of the community. There is a great selection of draft lagers and ciders to suit all tastes.

ACCOMMODATION

Private Accommodation

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

FINANCIAL

Annual Rent: £15,000

Security Deposit: £3,000

Working Capital: £1,500

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: £325 plus VAT

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

BDM VISION

We are looking for licensees who are looking to embed themselves within the community and will look to develop and enhance the current offer, bringing ideas and enthusiasm to the table to enable the business to grow.