



## JOLLY MASONS, WREXHAM ROCK ROAD. WREXHAM LL14 3YF

**AGREEMENT TYPE:**  
LONG TERM AGREEMENT (5 YEAR TENANCY)

**YOUR INVESTMENT:**  
£4,500

**CALL 01244 321 171 FOR MORE DETAILS**

### DESCRIPTION

The Jolly Masons is a large, detached pub situated on the main road through Rhosymedre, dating back to 1849 and still retains some of the traditional features. Rhosymedre is a village within the community of Cefn and the borough of Wrexham. The village benefits from good transport links between Wrexham and Llangollen both just seven miles way. The pub is surrounded by housing and the village has local amenities and a community centre.

#### Pub Layout

On entering through the main doors, you are faced with a wooden bar servery, this area has a sportier feel with a large pool table. There is a lounge area to both sides of the bar with a total of around 40 covers at present both areas have a more relaxed feel with a section sofa, dining tables and a traditional fire place. The lounge leads onto the doors exiting in to the spacious beer garden and BBQ area. There is a small food preparation area which would support a pie or pizza oven. Externally there is a car park to the rear with space for 15 cars.

### TRADING STYLE

The Jolly Masons is a traditional village pub that is driven from the support of the local community. The bar offers a variety of products the new licensee may wish to enhance this offer to incorporate current drinking trends. A strong rhythm of the week with quiz nights and games nights will boost mid-week trade. Sky sports is shown on the two screens and is the only pub in the area showing it. The fantastic beer garden provides excellent opportunities for the popular community events and there is a small value for money, food offer available from the prep area and BBQ.

### ACCOMODATION

#### Private Accommodation

The private accommodation is spacious with a kitchen, bathroom, sitting room, store room and four bedrooms. It benefits from a separate entrance and a garage.

### FINANCIAL

**Annual Rent:** £11,000

**Security Deposit:** Initial deposit of £1,500 building up to £5,000 or the equivalent of three months' rent, whichever is greater

**Working Capital:** £2,000

**Stock:** £1,000

**Fixtures and Fittings:** To be confirmed 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.

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

### BDM VISION

The Jolly Masons is a great community pub, I am looking for an individual or couple who are familiar with the local area and has the drive and ambition to continue to build up the clientele. You will need a clear focus and a well thought out business plan in order to do this. Supporting community events along with great retail and marketing is a must.



3+ Private  
Bedrooms



Beer Garden



Car Park



Cask Ale



Food  
Preparation  
Area



Live Music



Open Fire



Sports Teams