



RED LION, WREXHAM MARFORD, LL12 8SL

AGREEMENT TYPE:
TENANCY

YOUR INVESTMENT:
£5,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Red Lion is located towards the top of Marford Hill in the village of Marford, in the county borough of Wrexham near the Wales-England border between the ancient city of Chester and the Welsh town of Wrexham. Marford is famous for its quaint looking Gothic cottages and sits among beautiful countryside where there are good walks. The village is purportedly haunted with Lady Margaret Blackbourne the unhappy spirit who was murdered in the 18th Century by her husband wandering through the village... The Red Lion is one of only two public houses in the village and it is located close to the only retail shop in the village with a large car park serving both the Cooperative Store and The Red Lion. There is a large beer garden to the rear and side of the pub accessed via an outside patio area from the lounge area.

TRADING STYLE

The Red Lion needs an experienced food operator to develop the current limited food offer. The new operator would need to have both the vision and desire to make the Red Lion an integral part of the local community.

ACCOMMODATION

Private Accommodation

The private flat, located on the first floor can be accessed externally or from the bar area. It comprises of three bedrooms, a living room, kitchen and bathroom with WC.

FINANCIAL

Annual Rent: £13,000

Security Deposit: £2,000

Working Capital: £1,000

Stock: £2,000

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

The Red Lion requires an operator with a proven track record and experience in building and running a food business will be required to ensure that this site fulfils its potential. This site has huge potential to be an immensely, attractive and enjoyable place to visit.