admiral
TAVERNS



RED LION, WREXHAM

COEDPOETH, WREXHAM LL11 3NB

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Red lion is a charming, detached double fronted, stone built pub situated in the large village of Coedpoeth in the town of Wrexham. Coedpoeth an ex-industrial village with ties and history to lead and coal mining in the past, resulting in an abundance of chimney pots – from miners cottages to detached houses. This is a popular village with a local school, a variety of restaurants and shops. It is just three miles from Wrexham centre along with being close to the busy A483 which links to the A55, providing links to Chester and then on to larger roads such as the M56 .

Pub Layout

The Pub has great curb side appeal with a small grassed beer garden to the front of the property. The pub is divided into two areas all serviced by the well-stocked bar. The right is a great locals area with a pool table, darts board, jukebox and relaxed seating to enjoy the televised sporting matches. The left had side is balanced with loose tables and chairs, log burner and could easily transform into an area for diners. To rear of the pub is a fabulous enclosed beer garden, the decked area with cover is great for the winter months whilst the lower deck which has grass like effect flooring is a suntrap in the summer months.

TRADING STYLE

The Red Lion is a great example of a community pub which is loyally supported all year round with televised sports, weekly quizzes, music nights, darts team and pool team. The commercial kitchen is underutilised, and the new licensee would wish to explore a small value food offer to capture the local community.

ACCOMODATION

Private Accommodation
The private accommodation consists of three bedrooms, kitchen, living room and bathroom.

FINANCIAL

Rent – TBC
Security Deposit: £5,000
Working Capital: £1,000
Stock: £3,000
Fixtures and Fittings: To be continued 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 pub will have a clear and consistent customer offer, including a superb value drinks offer with a regular entertainment package promoted through free marketing resources. We're looking for a hands on licensee who is passionate about exceptional standards, great service and being part of the local community. Someone who will bring personality and energy to the pub, get to know their customers and work closely with their BDM to continue building the business. With televised sport, quizzes, live music, darts and pool already forming part of the offer, alongside an underused commercial kitchen, there is real opportunity for the right licensee to build on what is already working and make the Red Lion a talking point of the community.

3+ Private Bedrooms | Beer Garden | Kitchen | Sports Teams

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

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