



WREKIN VIEW, DAWLEY BANK

TELFORD, TF4 2JH

**AGREEMENT TYPE:
TENANCY**

**YOUR INVESTMENT:
£10,000**

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Wrekin View is located in Dawley a small town in the borough of Telford and Wrekin. The site overlooks the Wrekin, a hill located five miles west of Telford on the border between Shropshire and Telford. A Local Co-Operative Store has been built and shares the site's car park. The site is prominently located on Milners Lane, has a large car park for approximately 15-20 cars, and extensive trading areas.

Pub Layout

There is a large bar area where traditional pub games are located and there is an open dining area on a lower level with a capacity for 50+ depending on layout. The back of house areas consists of a catering kitchen, food preparation areas, walk-in fridges, beer cellar, staff toilet, and an office leading to the upstairs accommodation.

TRADING STYLE

The Wrekin View is a great community pub with food with a great reputation for its great value food offer, breakfasts or coffee and cakes alongside the full menu available. This goes along with the wet side of the business that certainly has the pub at the heart of the community with pool, darts, Sky Sports, and great entertainment. The area in Lawley is currently undergoing a huge transformation with 5 mainstream builders building until 2027 until the 3500 houses are completed with huge potential for the pub.

ACCOMMODATION

Private Accommodation

The private accommodation consists of an extensive first-floor flat that boasts three bedrooms a lounge, a sitting room (possible bedroom 4), a kitchen, and a bathroom.

FINANCIAL

Annual Rent: £TBC

Security Deposit: £5,000

Working Capital: £3,000

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

We are seeking an experienced and driven operator who has a clear focus on the retail offer they want to put in place that will differentiate the Wrekin View from the rest of the crowd and deliver great food alongside great operating a great community pub.