



Black Lion

Church Street, Rhosllanerchrugog, Wrexham, Denbighshire, LL14 2BW

Tenure: Freehold

Price: £350,000

Ref: 93986

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Wrexham village
- Detached, roadside property
- Two trade areas
- Three bedroom owners' accommodation
- Wet-led free house
- Weekly net sales £6,000

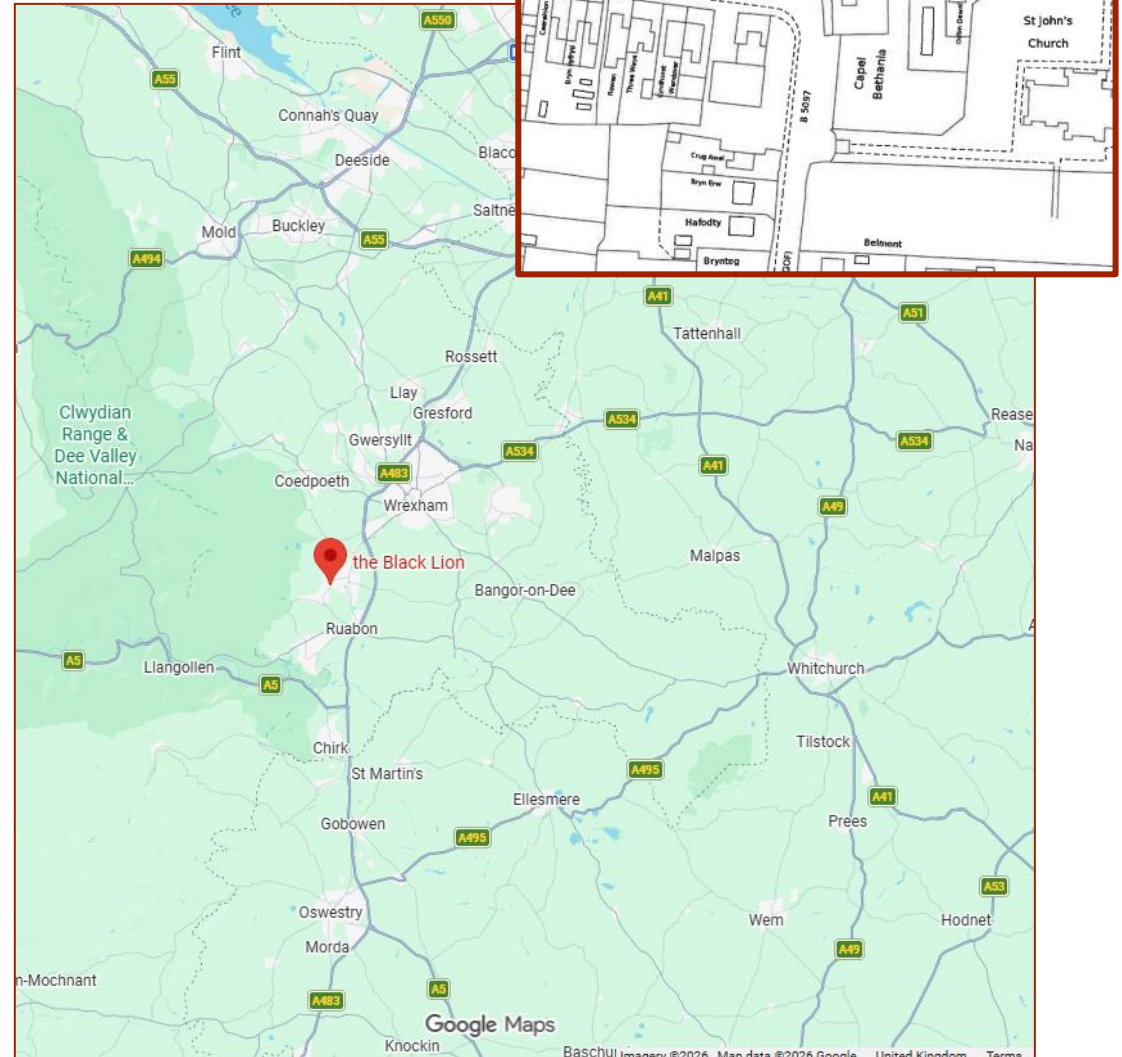
Location

Rhosllanerchrugog is a village located in the county borough of Wrexham. The entire built-up area, which includes Penycae Ruabon and Cefn-mawr, has a population of approximately 26,000. Rhosllanerchrugog is renowned for its rich music heritage and has its own concert hall and events venue: The Stiwt Theatre. Wrexham city centre is 4 miles away, National Trust Erddig is 3.5 miles distant and the Clwydian Range & Dee Valley Area of Outstanding Natural Beauty is 2 miles east.

The village lies just off the A483 which provides road connections to Wrexham and Chester northbound and to the A5 southbound. The A5 eastbound links to routes through Snowdonia National Park and to the North Wales Coast. Ruabon is the closest train station, from which rail services are run by Transport for Wales.

The Property

The property is a detached building of brick construction with cream painted elevations and a pitched tile roof. It briefly comprises:



Trade Areas

Ground Floor

Carpeted vestibule leading to MAIN BAR with central, wood panelled BAR SERVERY, carpeted floors, raised stage area, fireplace with log burner, central log burner, darts area and loose and bench seating for approximately 50. POOL/GAMES ROOM with quarry tile floor, exposed beams to ceiling, counter/servery, darts area, gaming machines and seating for approximately 30. LADIES' AND GENTLEMEN'S TOILETS offset.

BASEMENT.

CELLAR behind bar to basement with KEG ROOM and beer drop.

Owners' Accommodation

Ground Floor

- OWNERS' KITCHEN, currently used as storage for the trade areas.

First Floor

Accessed via a door from the main bar, comprising:

- ONE DOUBLE BEDROOM.
- TWO SINGLE BEDROOMS.
- BATHROOM with 'walk in' shower and bath.
- SPACIOUS LOUNGE.

All rooms have recently been refurbished and redecorated to a very good standard.

External

To the front of the building is a newly installed, timber framed, sheltered SEATING AREA with picnic style benches for approximately 60. Separate enclosed SMOKING SOLUTION with seating for 10. CAR PARK for approximately 15 vehicles.





To the rear of the building is a sheltered seating area for 8 and a spacious TRADE PATIO with picnic style bench seating for approximately 56. Log, coal and wood store. Drop hatch.

The Business

The Black Lion trades as a wet-led community local. It hosts live music gigs, karaoke evenings and quiz and bingo nights, and also supports pool and darts teams. Our client advises net sales are in the region of £6,000 per week. He has recently invested in the refurbishment of the first floor owners' accommodation and undertaken external building work. In our opinion, a single or multiple operator would suit this well-established public house.

Tenure & Price

FREEHOLD £350,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held:

Monday to Saturday: 11:00 - 02:00

Sunday: 11:00 - 01:00

Opening Hours: Seven days a week 12:00 - 00:00

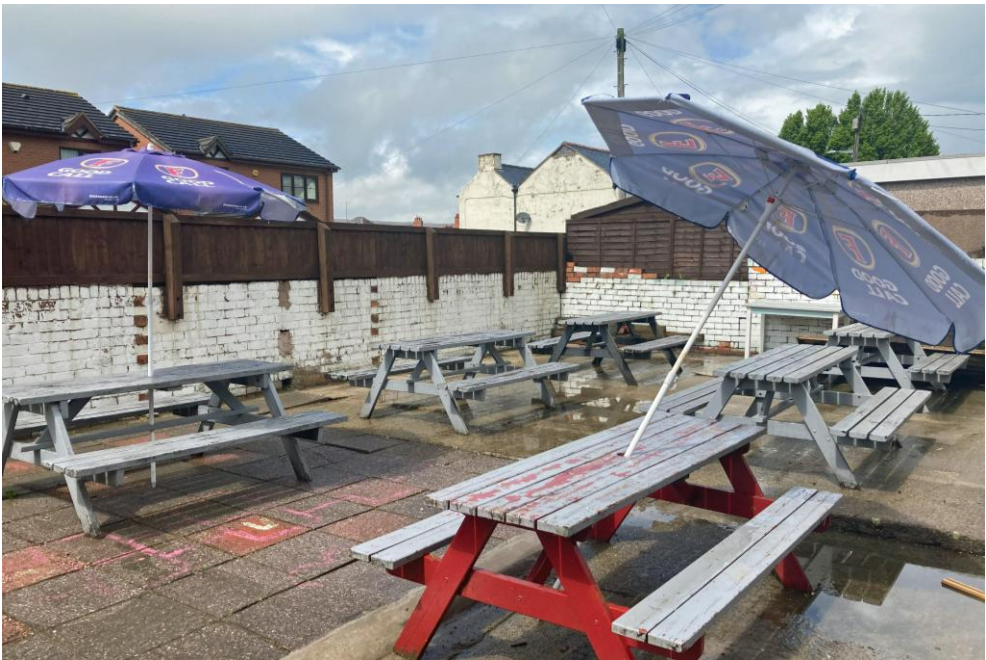
Services

All mains services are connected. It benefits from CCTV and an alarm system.

Rateable Value (from 1 April 2026): £6,850

Local Authority: Wrexham County Borough Council







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Business Mortgages

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Utility Helpline

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