



The Old Swan

Abbot Street, Wrexham, LL11 1TA

Tenure: Freehold or Leasehold

Price: £295,000 or £12,000

Ref: 91699

**Sidney
Phillips**

Leisure & Hospitality Specialists



Key Features

- Grade II listed building
- Wrexham city centre
- Main bar (40) games room (15)
- Trade kitchen
- Courtyard and trade yard (90)
- Four, one bedroom flats

Location

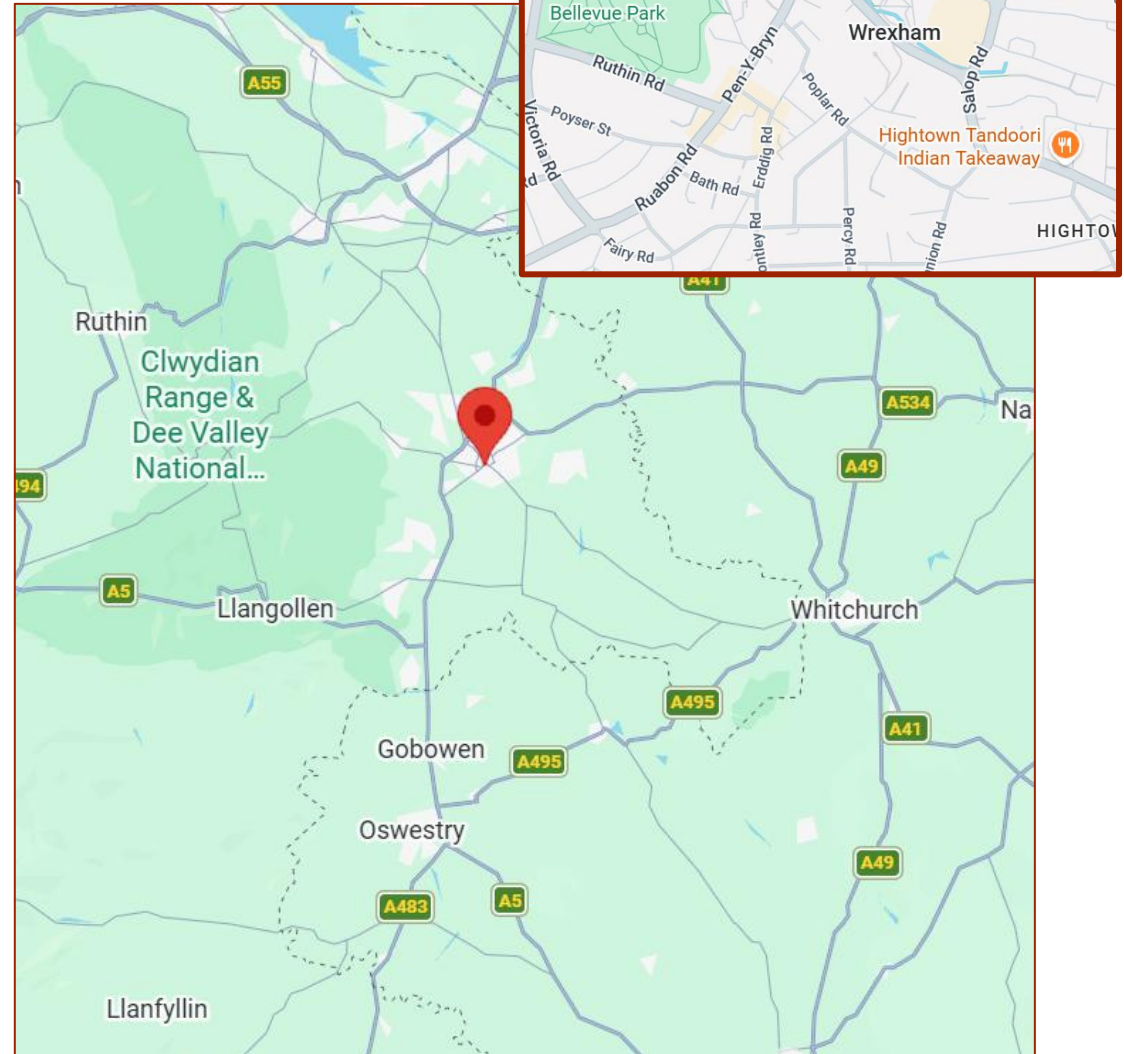
The Old Swan dates back to the 1811 and sits in the heart of Wrexham city centre which offers a wide variety of retail and hospitality outlets and located on the city's main drinking circuit. Wrexham has a population of 61,000 and is located between the Clwydian mountain range and the Lower Dee Valley, neighbouring the County of Cheshire. Wrexham offers plenty to do and includes cultural and historic treasures such as the 16th century Gothic Church of St Giles, 1200 acres of National Trust land and Wrexham AFC. The latter has put the city on the map in recent years with its Hollywood owners and international coverage

The town centre is orbited by a ring road. The A525 links to the A483 which provides access to Chester north bound and Oswestry southbound. The B5430 connects to the A494 to the west and offers routes to North Wales coastal towns and Snowdonia National Park. Wrexham has four railway stations offering links to (nationwide) destinations with numerous bus links also serving the town.

Property

The property, of which the ground floor is being marketed, holds an end terrace position with its frontage having a rustic render and of brick construction under a pitched tiled roof.

The property briefly comprises of:-

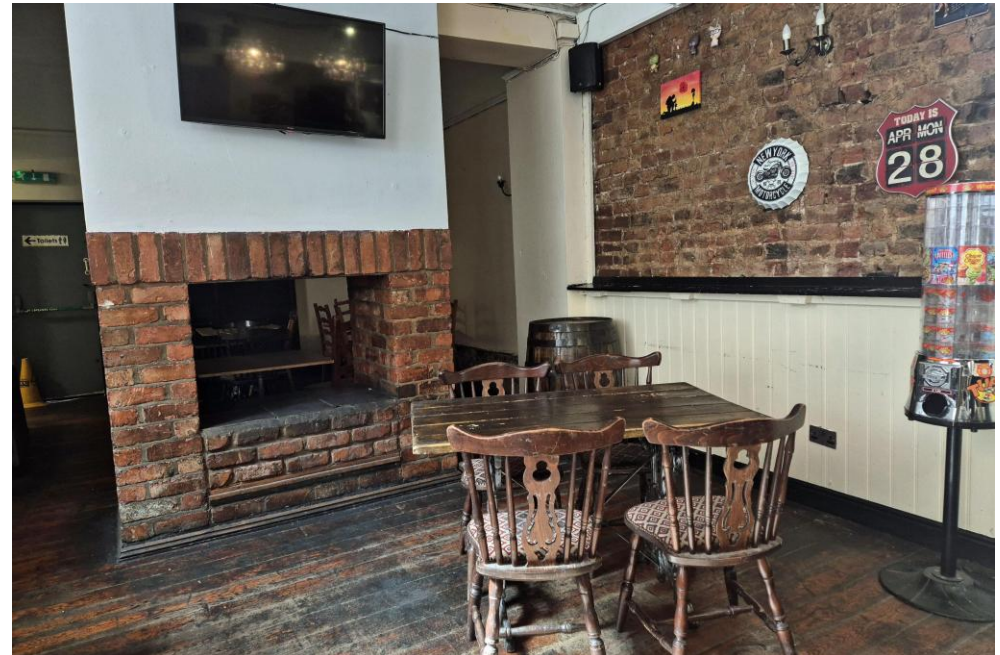


Trade Areas

MAIN BAR which comprises an L-shaped, wood panelled bar servery, wood flooring, exposed brickwork to walls and a brick chimneybreast with log burner. Seating for 40. To the right of the main bar at the front of the building is a cosy LOUNGE area with brick chimneybreast and sofas and loose seating for 15 guests. To the rear of the building is a small GAMES AREA featuring a pool table and games machines with LADIES' and GENTLEMEN'S TOILETS offset.

TRADE KITCHEN with tile flooring, PREP and WASH areas and a good selection of catering equipment.

Four, one bedroom flats which comprise of LOUNGE, KITCHEN, BATHROOM AND BEDROOM. We are advised these flats combined produce £20,000 per annum in rental income. *Flats are only available as part of any freehold sale, they are not to be included in the leasehold.*





External

From the main street, an alley leads to a well-presented, decked COURTYARD which features loose and sheltered seating for 60 and has a BRICK OUTBUILDING offset. Paved TRADE PATIO to the rear of the MAIN BAR with sheltered DECKING area for 30 patrons. One PRIVATE CAR PARK SPACE to side of the building.

The Business

This is a fantastic opportunity for an enthusiastic and motivated operator or chef to take over this historic Wrexham public house. The Old Swan is an established business with a strong and loyal customer base, and whilst the business has recently been run as a wet-led venue (which is popular with locals), its city centre location means there is scope to introduce a food offering. Our client has advised that net sales are in the region of £300,000 per annum for the public house, along with an additional £20,000 rental income from the 4 flats (*flats only to be included in a freehold sale*).



Current opening hours:
Monday – Thursday: 12:00-01:00
Friday & Saturday: 12:00-02:00
Sunday: 12:00-23:00





Tenure & Price

FREEHOLD £295,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

OR

LEASEHOLD £12,000 to include goodwill, fixtures and fittings. Stock at valuation in addition. Please see next page for lease terms.

The Property is elected for VAT. VAT will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. The sale will be treated as a TOGC and therefore no VAT will be payable on the freehold price or leasehold premium. Purchasers may wish to satisfy themselves with independent advice on this matter.

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

Licences

A full Premises Licence and Food Licence is held.

Licensed hours:

Monday – Thursday: 10:00–02:00

Friday & Saturday: 10:00–: 03:00

Sunday: 12:00–02:00

Christmas Eve & Bank Holidays: 10:00–03:00

Services

All mains services are connected.

Local Authority: Wrexham County Borough Council, The Guild Hall, Wrexham LL11 1AY.

Telephone: 01978 292000

Rateable Value: £25,950



LEASEHOLD	£12,000 to include goodwill and fixtures & fittings. Stock at valuation in addition.
TERM	Seven years.
LANDLORD & TENANT ACT 1954	Protected by Sections 24 through to 28 of Part II of the Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully Assignable, subject to Landlord's consent. Consent not to be unreasonably withheld.
BOND	Equivalent to 3 months' rent.
RENT	£26,000 per annum, paid monthly in advance.
REPAIR LIABILITY	Full repairing and insuring lease.
TIE	Free-of-tie.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will be payable rental payments.





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.