



The Grapes Inn

Maelor Road, Johnstown, Wrexham LL14 1NB

Freehold £175,000

- Wrexham village
- Detached property
- Two section trade area (50) and sizeable trade yard (50+)
- Three bedroom owners accommodation
- May suit change of use (subject to planning permission)
- Currently closed

Ref: 95479

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SP Sidney
Phillips



LOCATION

The Grapes Inn is located in the Wrexham village of Johnstown, on a busy main road in a residential area, approximately 3 miles from Wrexham city centre. The village is within easy reach of the Clwydian Range and the Dee Valley and the tourist town of Llangollen. Johnstown lies just off the A483 which provides links to Chester to the north and the A5 and Shropshire to the south.

The detached property is of brick construction under a pitched slate roof and briefly comprises:

TRADE AREAS

To the right of the ENTRANCE VESTIBULE is the MAIN BAR with interconnecting BAR SERVERY, carpet and wood flooring, fixed and loose seating for 50 and a darts throw. This trade area is set on split levels.

UTILITY AREA behind bar.

LOUNGE with seating for 20, carpet flooring and interconnecting bar servery.

LADIES' and GENTLEMEN'S TOILETS offset.

CELLAR to basement.

OWNERS ACCOMMODATION

Located at first floor and comprising: LOUNGE, BATHROOM, KITCHEN, SINGLE BEDROOM and TWO DOUBLE BEDROOMS.

EXTERNAL

Generous sized TRADE YARD with stoned and patio floor, raised grass area and pergola. The yard offers seating for 50+.

GARAGE with access to CELLAR. No parking available.

THE BUSINESS

The Grapes Inn has been let on a traditional pub style lease and therefore no trade accounts are available. Prospective purchasers must reach their own conclusions as to the potential profitability which can be enjoyed at this outlet.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

INVENTORY

The sale of the property will include trade fixtures and fittings which are in absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

An inventory of fixtures and fittings will not be provided by the Seller. If required, the Buyer may obtain an inventory (approved by the Seller) at their own cost. The Seller will not be required to remove any such items that remain on the property on completion.



TENURE & PRICE

FREEHOLD £175,000 to include fixtures and fittings.

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. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

LICENCE

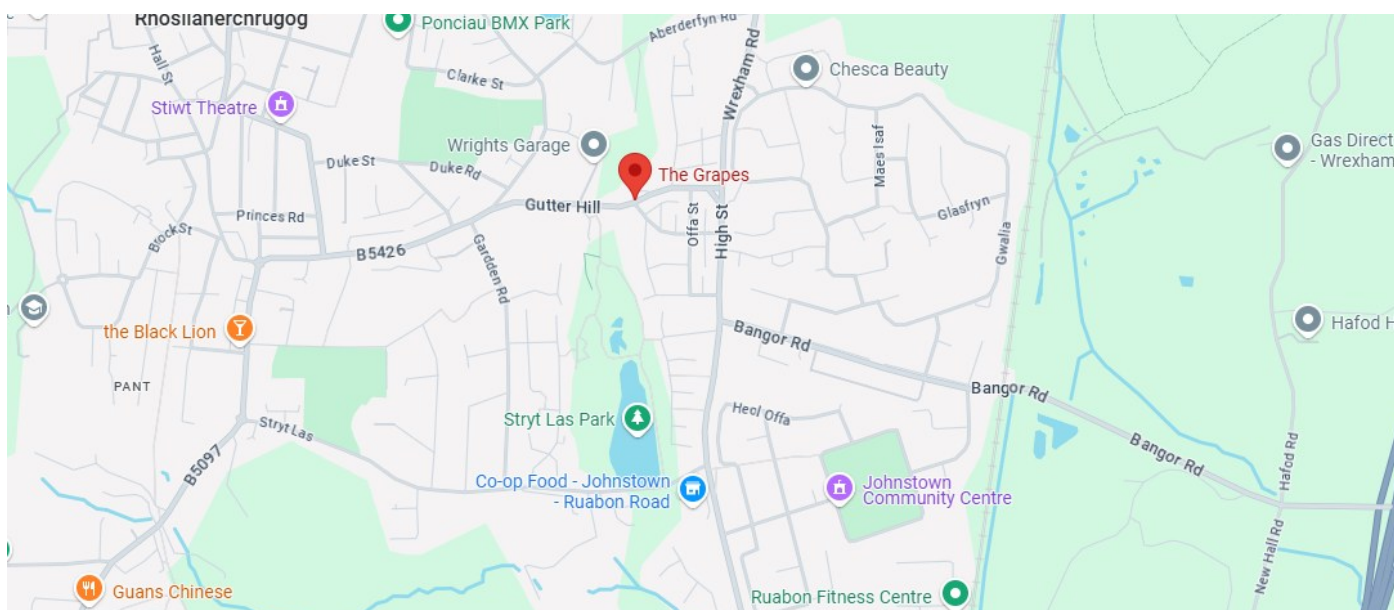
A Premises Licence is held but will be de-licensed upon completion.

Currently Closed.

SERVICES

All mains services are connected.

Local Authority: Wrexham County Borough Council
Rateable value as at 01 April 2026 to present: £5,175



BUSINESS MORTGAGES

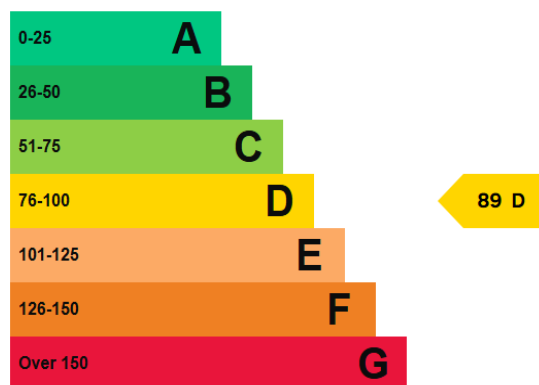
01834 849795

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.



EPC Reference: 9870-4098-0713-0700-0171

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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