



The Quarry Arms

Holt Road, Llan-Y-Pwll, Wrexham LL13 9SD

Freehold £475,000 Leasehold £22,000

- Wrexham village
- Substantial public house
- Open trade area (60) and pool room (10)
- Scope for catering kitchen
- Three bedroom owners accommodation
- Refurbished throughout

Ref: 95473

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SP Sidney
Phillips



LOCATION

The Quarry Arms (formerly The Gredington Arms) is located in the village of Llan-y-Pwll in the county of Wrexham. It is situated near the medieval town of Holt which is on the English/Welsh border. Wrexham city centre is 3.5 miles south-west, Chester is 13 miles north and the pub is in close proximity to both Wrexham and Clays golf courses. The property lies just off the A534 which gives access to the A49 (with Cheshire to the east and the A483 to the west).

This two storey property, which has been extensively refurbished and renovated throughout, dates back to 1835 and is of brick construction under a pitched slate roof. It briefly comprises:

TRADE AREAS

MAIN ENTRANCE leading to PORCH and OPEN PLAN TRADE AREA with 'L' shaped BAR SERVERY and well equipped back bar, wood and tile flooring, exposed ceiling timbers, TV screens and three brick fireplaces, two of which have log burners installed. Fixed and loose dining tables and chairs for 60 patrons. POOL ROOM offset with pool table and seating for 10. It is apparent that the trade areas have been subject to much investment; the rooms are modern and stylish yet retain many of their original features.

LADIES' and GENTLEMEN'S TOILETS offset from the main trade area.

The KITCHEN has not yet been developed but is of a good size. No appliances or fittings are currently present.

ON LEVEL CELLAR.

OWNERS ACCOMMODATION

Located at first floor, comprising:

PRIVATE ENTRANCE. Spacious LOUNGE with brick fireplace. MASTER BEDROOM, DOUBLE BEDROOM and SINGLE BEDROOM. Fitted KITCHEN and SHOWER ROOM.

EXTERNAL

Picnic style bench seating to the front of the property to accommodate 52. Two private PARKING SPACES serving the owner's accommodation.

THE BUSINESS

The Quarry Arms has been subject to much investment and renovation since our client purchased the property in 2021. The public house is currently wet-led and serves the local community, whilst enjoying much trade from the nearby industrial estate and golf courses. The business currently operates for only four evenings a week. Extending the pub's opening hours and developing the kitchen to offer a food service would lead to an increase in trade. (Note: there is very little competition in the immediate area). Full trade accounts can be made available upon request following a formal viewing.

LICENCE

A Premises Licence is held for the retail of alcohol:

Sunday to Thursday: 12:00 - 23:00
Friday & Saturday: 12:00 - 00:00

Current opening hours:

Thursday: 16:30 - 20:00
Friday: 16:30 - 22:00
Saturday: 16:30 - 21:00
Sunday: 16:30 - 20:00

SERVICES

Mains water and electricity are connected. LPG.
Septic tank drainage.

Local Authority: Wrexham County Borough Council.

Rateable value as at 01 April 2023 to present: £8,000.



TENURE & PRICE

FREEHOLD £475,000 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.

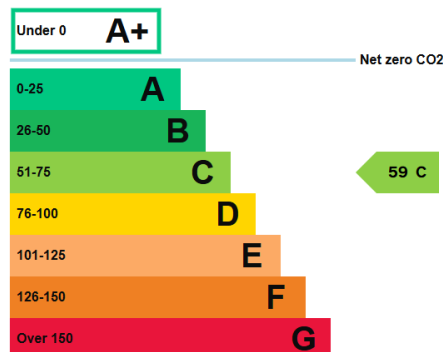
OR, ALTERNATIVELY

LEASEHOLD	£22,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.
TERM	Negotiable - three, five or seven years
LANDLORD & TENANT ACT 1954	Outside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to three months' rent in advance
RENT	Year 1 - £22,000, Year 2 - £24,000, Year 3 - £26,000
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Full repairing and insuring lease agreement
TIE	Free of all trade ties
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 not be payable on the Premium and rental payments



Energy rating and score

This property's energy rating is C.



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EPC Reference: 3969-0338-0515-0603-1434

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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