



Duke of Wellington

Llangollen Road, Acrefair, Wrexham, LL14 3SG

Freehold £225,000

- Wrexham village
- Character public house
- Two section trade area (40)
- Wraparound trade garden (100+)
- Three bedroom owners accommodation
- Parking for 6 vehicles

Ref: 95390

01512 204879

northwest@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

Acrefair is a village in Wrexham County Borough in the community of Cefn-mawr, located 7.5 miles southwest of Wrexham. Part of the village offers views across the River Dee and the Dee Valley and there are many tourist attractions in the vicinity, including National Trust Erddig, Castell Dinas Bran, Chirk Castle and the Clwydian Range and Dee Valley National Landscape. The Duke of Wellington lies on the A539 Llangollen Road which provides easy access to the Pontcysyllte Aqueduct and the tourist town of Llangollen to the southwest, and links to the cities of Wrexham and Chester to the north. The nearby A5 passes through Snowdonia National Park.

The Duke of Wellington is a traditional stone built, double fronted property under a pitch slate roof. This charming property retains many of its original features and has much character, offering a cozy and welcoming atmosphere.

TRADE AREAS

VESTIBULE leading to MAIN BAR which offers seating for 20 patrons, featuring brick fireplace with log burner, wood constructed bar servery with back bar, tile and wood flooring and exposed timbers to ceiling and walls. Ladies' TOILETS offset. LOUNGE ROOM offset, offering seating for 20, with feature fireplace, exposed ceiling timbers and darts throw. KITCHEN to the rear of the building with fitted base units and appliances and a separate PREP ROOM. CELLAR to BASEMENT with beer drop.

OWNERS ACCOMMODATION

Private access on the ground floor, leading to LOUNGE AREA. The first floor features three DOUBLE BEDROOMS and a BATHROOM with shower.

EXTERNAL

COURTYARD leading to Gentlemen's TOILET BLOCK with urinal and separate WC, in addition to two STOREROOMS and a wood constructed SHELTERED SEATING AREA offering seating for 20. GRASS TRADE AREA offset with picnic style benches for 30. To the front of the property is a RAISED PATIO area offering seating for 18. To the side of the property is a sizeable TRADE GARDEN offering seating for 70+. PRIVATE PARKING for 6 vehicles.

THE BUSINESS

The business has been let on a traditional pub company style lease and therefore no trade accounts are available. Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which could 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 £225,000 to include fixtures and fittings. Stock at valuation in addition.

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

We understand from our clients that the Duke of Wellington holds a premises licence for the sale of alcohol. The agent has not had sight of this licence and prospective purchasers must verify this information for themselves.

Licensed hours: 11:00 – 00:00 7 days per week.

Opening hours: 12:00 – 00:00 7 days per week.

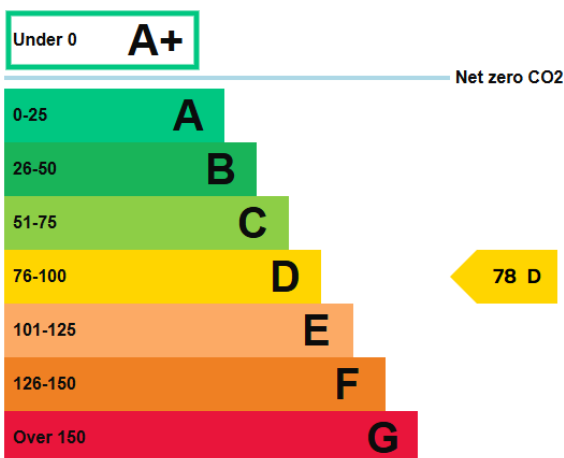
SERVICES

Mains water, electricity and gas.
Septic tank for drainage.

Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY

Rateable Value: £5,900 as at 1 April 2023.

The business is subject to
Small Business Rates Relief.



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: 4758-1278-5923-2947-9867

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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