



Shippon Restaurant & Bar

The Plassey, Eyton, Wrexham LL13 0SP

Leasehold £40,000

- Outstanding restaurant, wine bar & function premises
- Refurbished to a high standard throughout
- Prime position at the centre of award-winning, 5* holiday complex
- Unique themed restaurant (64), bar (34) & function area (80)
- Net sales approximately £700,000 per annum
- Available on a part furnished let agreement to qualified operators

01512 204879

Ref: 94180

northwest@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Shippon is an award-winning Restaurant, Wine Bar & Function Room. It is a unique property that was sympathetically restored by our clients during a major refurbishment scheme in 2018. The development incorporated the rich history of the building (it was an Edwardian Model Dairy milking parlour) and it is evident upon visiting that the refurbishment has retained much of the charm and character of the working building. The business comprises a unique themed restaurant, bar and function room at the centre of a bespoke retail village which sits at the heart of Plassey Holiday Park. The holiday park is a five star leisure facility nestled within 250 acres of parkland and woodland in the picturesque Dee Valley. It is home to a large number of static and touring caravans, luxury lodges and safari tents, and provides a huge number of activities at its fishing ponds, nature trails, nine hole golf course, driving range and pitch and putt course. The park also has an indoor heated swimming pool, a games area and a children's adventure playground.

Our clients would like to offer the premises on a furnished let basis, presenting an excellent opportunity for experienced and accomplished operators to trade from this unique property. The business already benefits from a captive audience (those staying at the holiday park) and there is potential to develop the business further by attracting more customers to the premises from further afield. The function room is also currently under utilised.

The restaurant is centrally located within Plassey Holiday Park. The park itself is located just outside the village of Eyton in North Wales, approximately one mile to the west of Bangor-on-Dee, 4 miles south of Wrexham and 10 miles east of Llangollen. It enjoys good road communication links, being close to the junction of the A483 and A5.

TRADE AREAS

These unique premises have been developed from an Edwardian Model Dairy milking parlour and form an integral part of the boutique retail village within the five star holiday park. The premises themselves offer:

The main restaurant, being a room of considerable character that has been sympathetically developed to highlight the rich heritage of the milking parlour from which it takes its name, 'Shippon'. The room has retained many of its original features including the screens of the original milking stalls. It has predominately stripped wood effect and parquet wood flooring with glazed tiled walls. It has been furnished with bespoke designer lighting and tables with modern furniture. It seats 64 customers comfortably and is arranged around a central bar servery that seats an additional 34.

At first floor, the 'Hayloft' Function Suite is a well-appointed room with carpeted floor throughout, exposed brick walls and feature vaulted ceiling. The interconnecting rooms can provide bespoke layouts to accommodate events of 20 - 80 people. The function suite incorporates its own private bar servery.

Ancillary areas include a large and well-appointed CATERING KITCHEN with an excellent selection of commercial catering effects and equipment. PREP ROOM, STORE, MANAGER'S OFFICE. LADIES' and GENTLEMEN'S TOILETS. On-level BEER CELLAR.

EXTERNAL

The customers of the restaurant are able to use the outside areas to the front of the restaurant which provide seating for approximately 30 customers. There is also additional seating at the rear of the restaurant within the Tea Garden for approximately 30 customers and enjoys fabulous views of the Dee Valley.

THE BUSINESS

This unique restaurant, bar and function suite benefits from the sublime surroundings of a beautiful Edwardian building within the five star Plassey Holiday Park. This combination has allowed the vendors to develop a successful business which has proved exceptionally popular, as illustrated by the level of trade achieved to date. Historic accounts show the business has been achieving sales in excess of £700,000 per annum and there is scope to increase sales further by developing the function trade, given that the Hayloft Suite is underutilised, and through increased marketing to residents of the surrounding area. The business already capitalises on ready-made, year-round trade from the leisure park, with in the region of 800 visitors in situ during the peak season. www.plassey.com

LICENCE

The Premises Licence has since lapsed.

SERVICES

Mains electricity, water and drainage services are connected. LPG.

EPC

Energy Rating: C

Reference No: 0136-0441-3279-3091-9006

Local Authority: Wrexham County Borough Council

Rateable value as at 01 April 2023 to present: £21,500



LEASEHOLD	£40,000
TERM	Five to seven years. Longer terms can be negotiated.
LANDLORD & TENANT ACT 1954	Outside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Non assignable.
BOND	£30,000 to be lodged with the Freeholder. On termination of the tenancy, provided all of the Tenant's repair and maintenance covenants have been adhered to and there are no other outstanding liabilities or monies, the deposit will be transferred back to the Tenant.
RENT	To be stepped over the term at £35,000 for year one, £40,000 for year two and £45,000 for year three exclusive of VAT, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Tenant responsible for internal repair only and expected to keep these areas in a condition equal to, or better, than they were at the time the lease commenced. Tenant to insure the contents, and for public and employer's liability. Tenant to be responsible for payment of all necessary maintenance contracts, including but not exclusively kitchen ventilation systems (biannual), air conditioning systems, LPG appliances and boilers, pest control, grease traps (one internal and one external), fire extinguishers and fire alarms, PAT testing, etc. The Landlord to arrange the aforementioned works and the Tenant to pay relevant invoices within seven days of receipt. Landlord to repair and maintain main building and exterior.
FIXTURES & FITTINGS	Will be retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair).
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 be payable on the premium and rental payments.
SPECIFIC TERMS	Tenant to provide a full service of food and beverage, to be available seven days per week between the hours of noon until 23:00 during peak weeks and holiday periods (approximately 15 weeks per annum). During off-peak weeks: Mondays may be closed and the restaurant may be closed during the holiday park's closure (approximately 4th January to 8th February). EHO: The Tenant is required to achieve a minimum grade of 4 stars. If fewer, they will be required to apply for reassessment and any fees must be paid within seven days by the Tenant. Reassessment to be undertaken until Grade 4 or higher is achieved. There will be a penalty payment to the Freeholder of £1,000 per month until this minimum grade is achieved.

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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