



The Jolly Masons

Rock Road, Rhosymedre, Wrexham, Denbighshire, LL14 3YF

Tenure: Freehold

Price: £250,000

Ref: 96718

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Wrexham village of Rhosymedre
- Sizeable 19th century public house
- Four section trade area (40)
- Trade garden (100+) and car park (25)
- Five bedroom owners' accommodation
- Plot size: approximately 0.37 of an acre

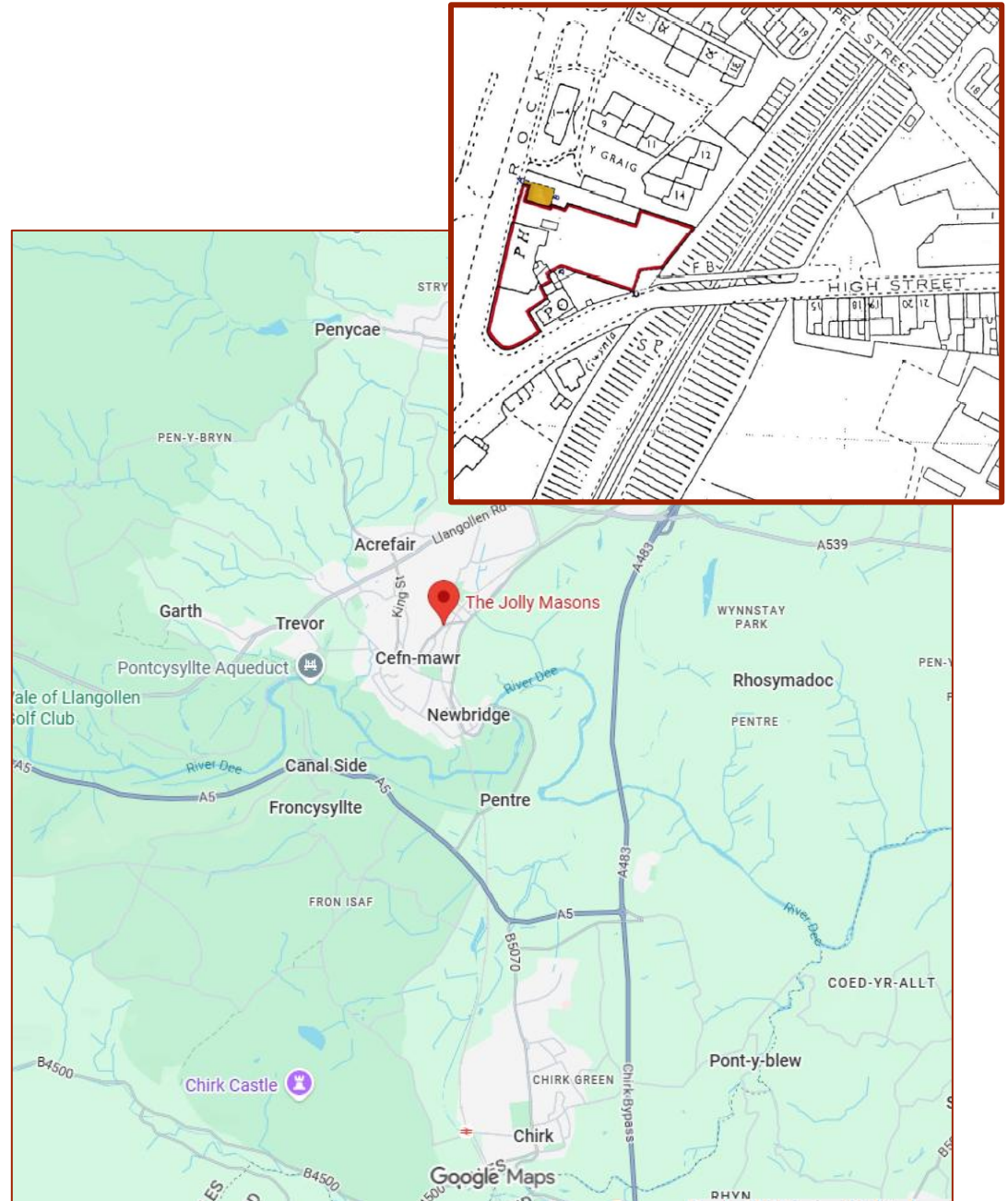
Location

Rhosymedre is an historic village in Wrexham County Borough, North East Wales, located within the community of Cefn. The area is best known for its industrial past; trade in the 19th and 20th centuries was driven primarily by the mining of local iron, coal and clay deposits. One of the local quarries supplied the stone to construct both the Llangollen Canal and housing for the mining community.

The property sits in a densely populated residential area close to the famous Pontcysyllte Aqueduct. Wrexham city centre, the market town of Llangollen and the Horseshoe Pass and Falls are also nearby. The area has a good public transport system, lying just off both the A483 and A5. The village is 1.5 miles south of Ruabon train station.

The Property

The Jolly Masons is a large, detached public house. The original building dates back to 1849 and is of stone construction under a pitched slate roof. It is arranged over two storeys to the main with single storey extensions to the rear and side of the property. The property is not listed, neither is it an Asset of Community Value, nor does it fall within a conservation area. It briefly comprises:



Trade Areas

On-street and rear ENTRANCES to a four-section TRADE AREA comprising: LOUNGE AREA with sofa seating for 6, brick fireplace with open fire and carpeted floors; SNUG ROOM with seating for 14 and darts throw; MAIN BAR with wood constructed BAR SERVERY with wood/mirrored back bar, pool table, TV and seating for 20; DARTS ROOM with darts throw and seating for 10. All trade areas feature exposed stone walls and ceiling timbers.

LADIES' and GENTLEMEN'S TOILETS.

Compact KITCHEN with Altro nonslip flooring and WASH and PREP AREAS. The kitchen is fitted with freestanding catering appliances. Two STOREROOMS and a REFRIGERATION ROOM.

Owners' Accommodation

Located at first floor with access via the pub and to the rear of the property. Spacious LOUNGE with carpeted/wood floor and dual aspect windows, MASTER BEDROOM. Four good sized DOUBLE BEDROOMS. BATHROOM. KITCHEN with wall and base units leading to a ROOF TERRACE with STAIRS leading to the car park.

External

Enclosed BEER GARDEN with a good sized patio/lawned area to seat 100+ and gated, on-street access. OUTBUILDING used for storage. CAR PARK for 25 vehicles. Access to on-level CELLAR. STOREROOM. SINGLE GARAGE. Sheltered seating area for 14.

The Business

The business has been hitherto let on a traditional Pub Company style lease and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.





Tenure & Price

FREEHOLD £250,000 to include fixtures and fittings.

The Property is elected for VAT. VAT will be levied on the sale price at the standard rate. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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

Licences

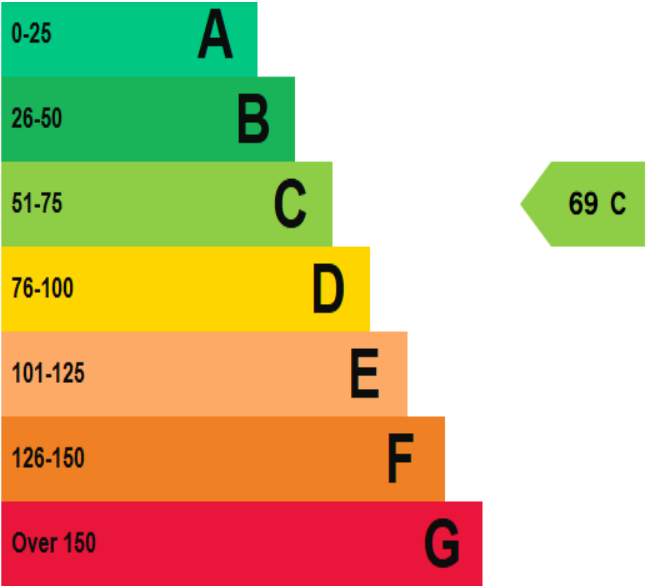
A Premises Licence is held.

Current Opening Hours

Monday to Thursday: 15:00 – 21:30
Friday and Saturday: 14:00 – 22:00
Sunday: 14:00 – 21:30

Services

All mains services are connected.
Rateable Value: £7,200 as at 01 April 2026.
Local Authority: Wrexham County Borough Council.







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.