



The Swan Inn

Mount Street, Rhostyllen, Wrexham LL14 4AU

Freehold £195,000

- Wrexham village location
- Bar and lounge (43)
- Trade kitchen
- Three bedroom owners' accommodation
- Trade garden (50+) and private patio

Ref: 95480

01512 204879

northwest@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The small village of Rhostyllen is located approximately 3 miles from Wrexham, close to Erdigg Hall and Garden, an 18th century house and parkland owned by the National Trust. The focal point of the village is its village hall and the surrounding countryside is enjoyed by walkers, hikers and cyclists. Rhostyllen is served by the A483 which links Chester to the north and Oswestry to the south.

The detached property is of local stone construction with a cream painted exterior. It is set over two storeys under a pitched slate roof. The property briefly comprises:

TRADE AREAS

PORCH leading to MAIN BAR with loose and fixed seating for 18, carpeted floors, exposed ceiling timbers and BAR SERVERY with well-equipped back bar.

Offset is the LOUNGE/GAMES ROOM with fixed and loose seating for 25, quarry tile flooring, darts throw and interconnecting bar servery.

Behind the bar is the TRADE KITCHEN with Altro nonslip flooring, wall and base units and WASH AREA.

LADIES' and GENTLEMEN'S TOILETS offset the lounge/games room.

ON LEVEL CELLAR to the rear of the bar.

OWNERS ACCOMMODATION

Set over the first floor, comprising:

LOUNGE

THREE DOUBLE BEDROOMS

BATHROOM

Compact KITCHEN

EXTERNAL

Good sized, two section TRADE GARDEN offering seating for 50+. This area is well appointed with patio and enclosed, sheltered seating area. Private PATIO and GARDEN AREA with brick OUTBUILDING, SINGLE GARAGE and driveway to accommodate 4 vehicles.

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.

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 £195,000 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

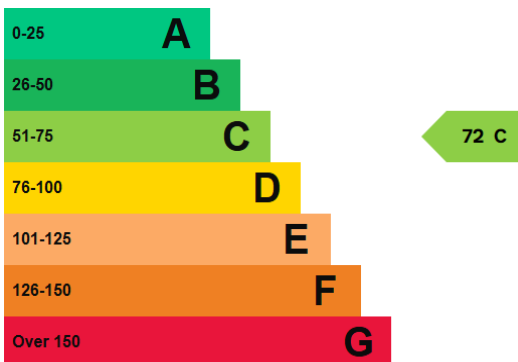
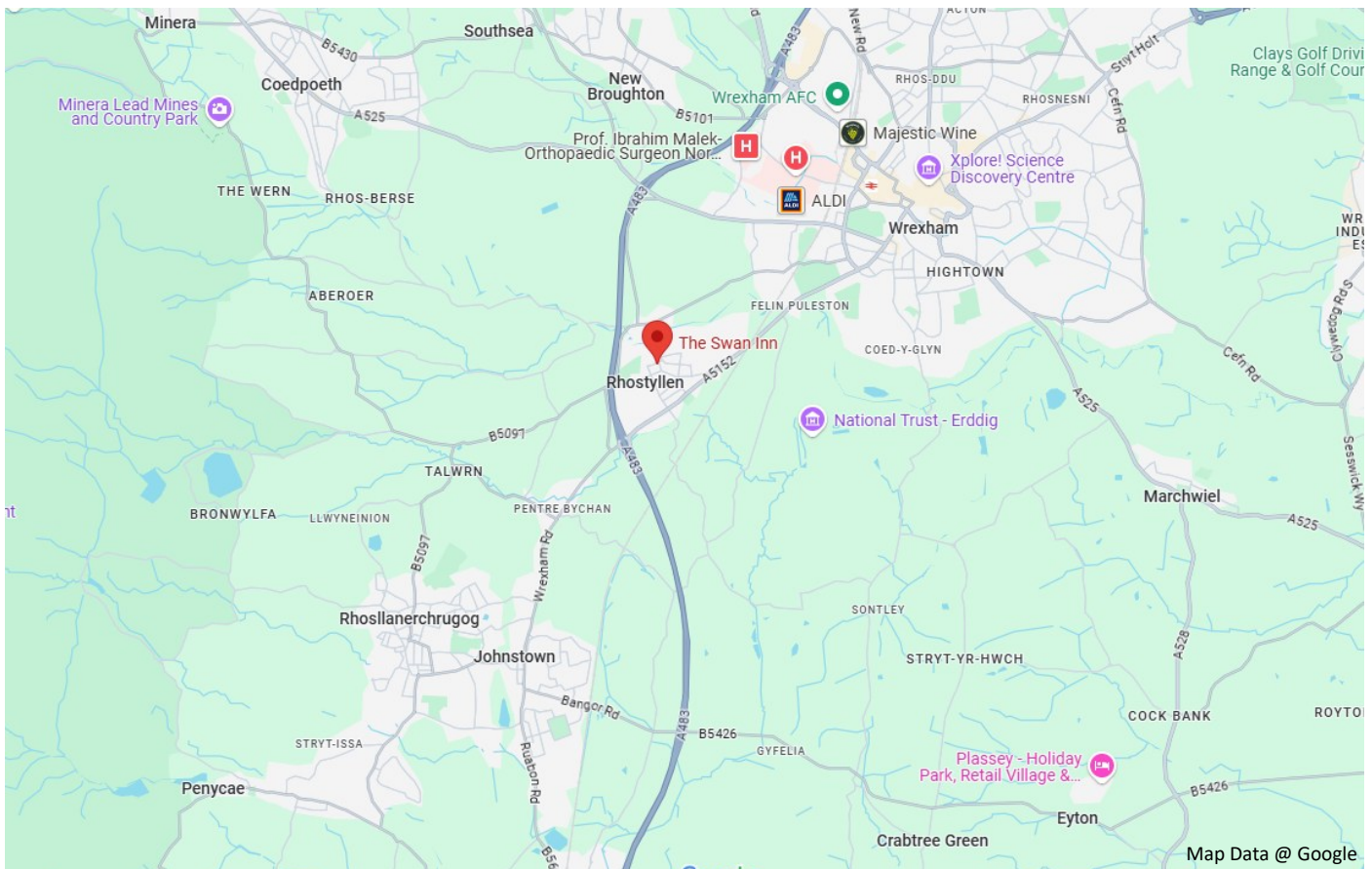
A full Premises Licence is held but the business will be de-licensed upon completion.

SERVICES

All mains services are connected.

Local Authority: Wrexham County Borough Council

Rateable Value: £7,925



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: 9230-1839-8456-9275-9240

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.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA Registered in England and Wales: No. 2362635