



The King's Head

24 Ruthin Road, Bwlchgwyn, Wrexham LL11 5UT

Freehold £425,000

- Village public house
- Reputedly North Wales' highest village
- Two section trade area (80)
- Front and rear trade patios (96)
- Spacious owners accommodation
- Established and successful business

Ref: 94291

01512 204879

northwest@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

Bwlchgwyn is a charming village located in Wrexham County Borough, 5 miles west of Wrexham city centre and 10 miles south-east of Ruthin and sits at a height of 1,090 feet above sea level, reputed to be North Wales' highest village with the Peak District, Frodsham Hill and the Cheshire Plain all viewable from the Bwlchgwyn. Fisheries and biking centres are within close proximity as well as Nant-Y-Ffrith woods, popular for dog walkers and trail runners.

The property stands on the A525 Ruthin Road which links Newcastle Under Lyme to Rhyl and also offers high volume of traffic in the area. Multiple public transport services are available providing links to Wrexham and Ruthin.

The King's Head is a detached property which dates back to the 19th century and of local stone construction under a pitched slate roof over 2 storeys with a stone wall surrounding and sizeable car park. its apparent the trade areas have been well invested in as well as offering spacious owners accommodation. The property briefly comprises:

TRADE AREAS

ENTRANCE VESTIBULE leading to MAIN BAR area with loose and bench seating for 50 and featuring carpeted/ wood flooring, L shaped bar servery with well equipped back bar and CCTV ROOM, feature fireplace with log burner, TV screen. DINING ROOM offering seating for 30, open fireplace with log burner, quarry tiled flooring, large TVs, wood panelled. The trade areas offer a warm and welcoming setting with stylish furnishings and decoration to a high standard.

Hallway offset featuring LADIES & GENTLEMANS TOILETS and also access to ON LEVEL CELLAR with bottle store and on level access to the CARPARK.

Well equipped TRADE KITCHEN which has been extended in recent years comprising of laminate floorings, a good selection of catering equipment and appliances including hood canopy, prep and wash areas and PANTRY.

OWNERS ACCOMMODATION

Owner's accommodation to the first floor comprising:

- SPACIOUS LOUNGE
- FITTED KITCHEN
- BATHROOM WITH WALK IN SHOWER
- THREE GENEROUS SIZED DOUBLE BEDROOMS, one of which features ROOF TERRACE access
- STORE ROOM

EXTERNAL

PRIVATE COURTYARD with good sized OUTBUILDING used for storage and refrigeration. FRONT TRADE DECKING AREA with sheltered seating for 22. REAR TRADE area comprising ENCLOSED SEATING AREA (50) and PATIO SEATING (24)

GATED CARPARK for 20 vehicles.

THE BUSINESS

The King's Head is a successful and established food led pub which serves both the local community and passing trade due to its location on the A525 Ruthin Road. The public house specialises in a traditional pub food menu as well as featuring in the CAMRA Good Beer Guide. The venue host weekly quiz and games nights, live music and TV sports events. The property also features spacious owners accommodation which could also be let on the short term holiday market, subject to the relevant permissions. Full trade accounts available upon request following a formal viewing.

LICENCE

A full premises licence is held for the retail of alcohol.

Opening hours -

Monday & Tuesday: Closed

Wednesday: 17.00 - 22.30

Thursday: 10.00 - 22.30

Friday & Saturday: 09.00 - 00:00

Sunday: 12:00 - 22.30

The King's Head also offers a breakfast menu from 09:00 on Fridays, Saturdays and Sundays

SERVICES

Mains water, electric and drainage. LPG gas

Local Authority: Wrexham County Borough Council

Rateable value - £4,905. The business is subject to Small Business Rate Relief

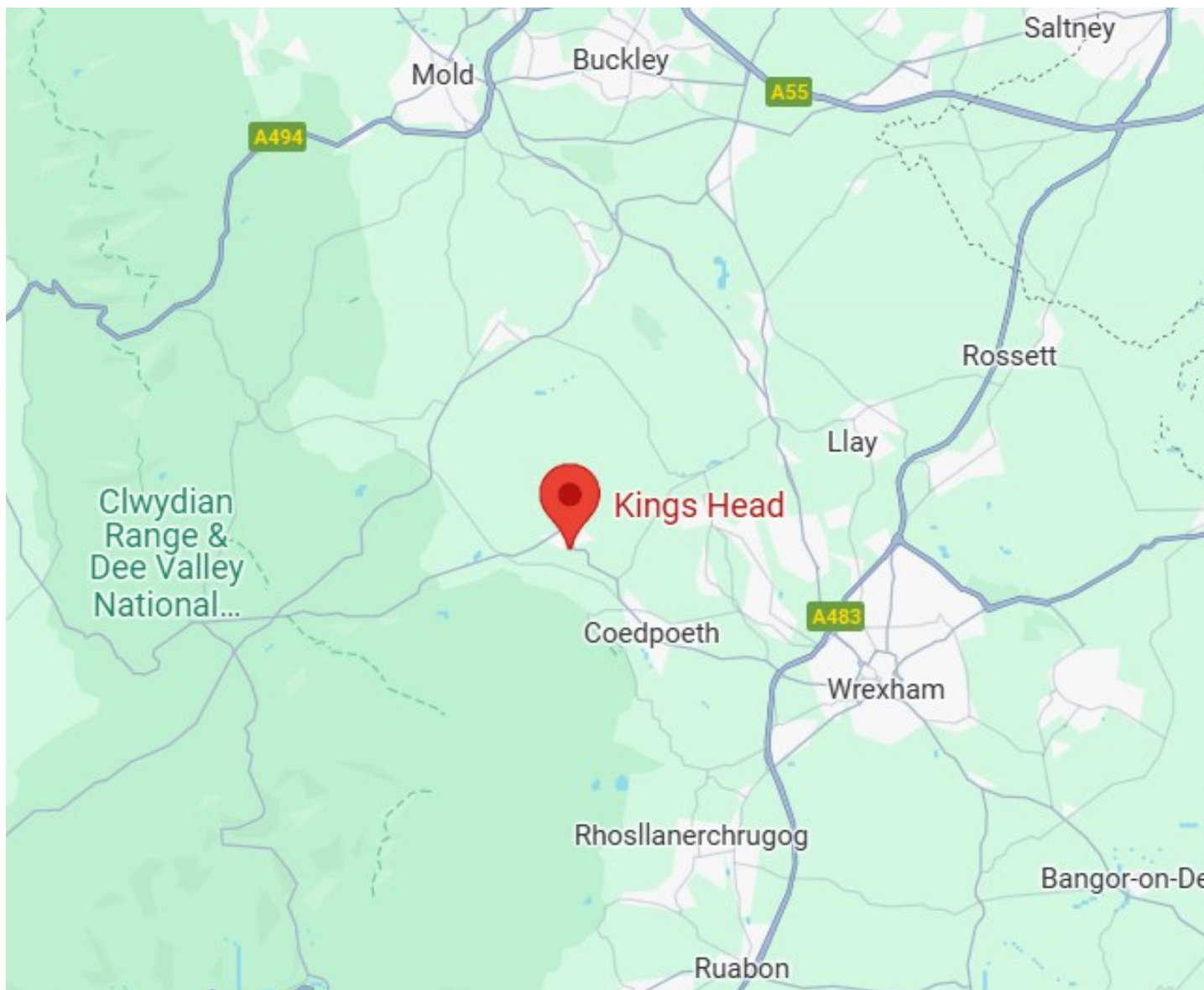


TENURE & PRICE

FREEHOLD £425,000 to include goodwill and 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.



awaiting
epc

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: N/A

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