Appendix E – Marketing and Sales Details

White Horse, High Street, Overton, Wrexham, LL13 0DT

For Sale Freehold £374,999.
Alternatively Free of tie lease available at Nil Premium.
Excellently refurbished Grade II listed affluent village freehouse - Cheshire/Wales border



- Potential bridging loan available from Vendor to support freehold offers.
- Highly attractive and stunningly well refurbished public house.
- Three individual trading rooms, separate function room, large flat, extensive beer patio.
- Unopposed pub in sought after village. Opportunity for successful village freehouse with food.
- Free of tie lease option at Nil Premium.

Freehold offers are invited in excess of £374,999 subject to contract and exclusive of VAT where chargeable. Alternatively Free of tie lease option available at Nil Premium.

Office 11, Lichfield Business Village,
Staffordshire University Lichfield Centre,
The Friary, Lichfield, Staffordshire,
WS13 6QG

Telephone: 0121 353 2757
Mobile: 07973 837548
Email: matt@matthewphillipssurveyors.co.uk
www.matthewphillipssurveyors.co.uk

LOCATION

The White Horse lies in the centre of the affluent village of Overton (population circa 1300) and is the only pub in the village. The Cheshire/ Welsh border is closeby as is Wrexham which is 7 miles to the north. Bangor-on-Dee, Penley, Ellesmere and Ruabon also provide a well populated catchment.

DESCRIPTION

Imposing and highly attractive 3 storey Ruabon red brick public house beneath pitched red plain tiled hipped roof with mullion windows and leaded lights. An attractive archway provides access to the courtyard beer patio to the rear of the site.

ACCOMMODATION

Front lobby leads through to the main bar which is carpeted, includes perimeter fixed seating with oak and glazed framing, leaded widows, ornate hand carved timber surround to wrought iron fireplace and oak servery. Seating 30 customers. Rear bar/ snug with timber and glazed partition from main corridor, part timber part quarry tile floor, perimeter fixed seating, wood burner, seating for 20 customers. Old Smoke Room Restaurant with raised rooflight, various cosy alcoves and many period features. Total of 30 covers. The Disabled customer lavatories, catering kitchen, prep and wash up adjoin.

The beer cellar is within the basement.

A very well decorated and fitted large Function room with circa 60 covers lies at first floor with adjoining kitchen/utility. The Ladies and Gentlemen's customer lavatories are also at first floor, as is a separate trade Meeting room and a lounge used for the private quarters.

The main flat is on the second floor comprising 3 double bedrooms, lounge/bedroom, domestic kitchen and bathroom.

A well laid out courtyard beer patio lies to the rear with access from an archway entrance form the High Street. General and bin stores lie to the rear of the site.







**Office 11, Lichfield Business Village,
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The Friary, Lichfield, Staffordshire,
WS13 6QG**





GENERAL INFORMATION

Tenure

The property is held freehold and is available with the benefit of vacant possession. The plan below shows the property in red. The green area does not form part of the property.

Services

All mains services are connected to the property

Licences

The property holds the benefit of a premises licence permitting the sale of alcohol from 10:00hrs to 00:30hrs seven days per week.

Town & Country Planning

The property is a Grade II listed building and lies within a Conservation Area.

Fixtures & Fittings

All items in the nature of fixtures and fittings are included in the sale except a limited number of 3rd party items and personal effects in the living accommodation. However branded items relating to Joules Brewery will be removed. An inventory will be made available.

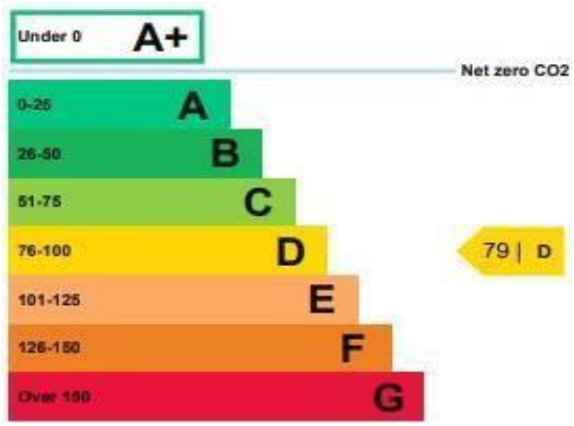
Stock in Trade

Stock in trade and unbranded glassware are to be acquired at valuation upon completion.

Rating Assessment
Rateable Value - £10,500
Council tax band B -£1354

EPC

An EPC is available to inspect on request.

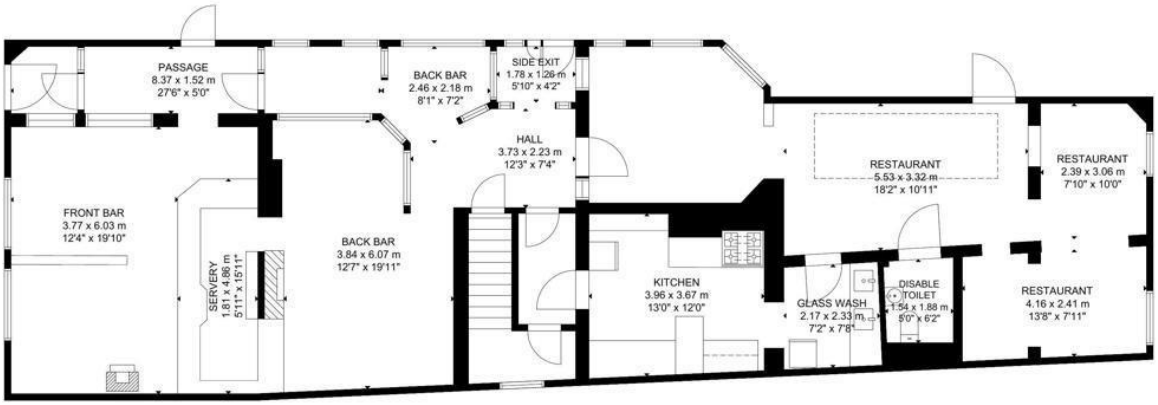


ASKING PRICE

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Further Information

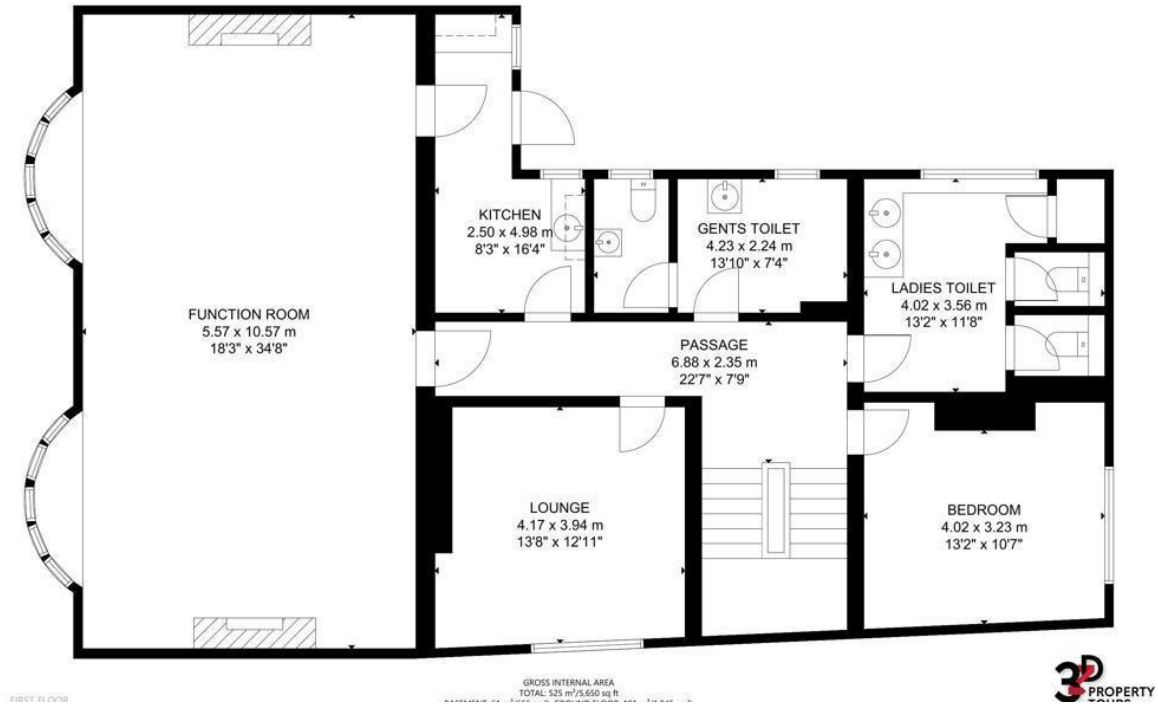
All interested parties are requested to contact Matthew Phillips for further information or to arrange viewings for the property.



GROUND FLOOR

GROSS INTERNAL AREA
TOTAL: 525 m²/5,650 sq ft
BASEMENT: 61 m²/655 sq ft, GROUND FLOOR: 181 m²/1,945 sq ft
FIRST FLOOR: 154 m²/1,658 sq ft, SECOND FLOOR: 129 m²/1,392 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

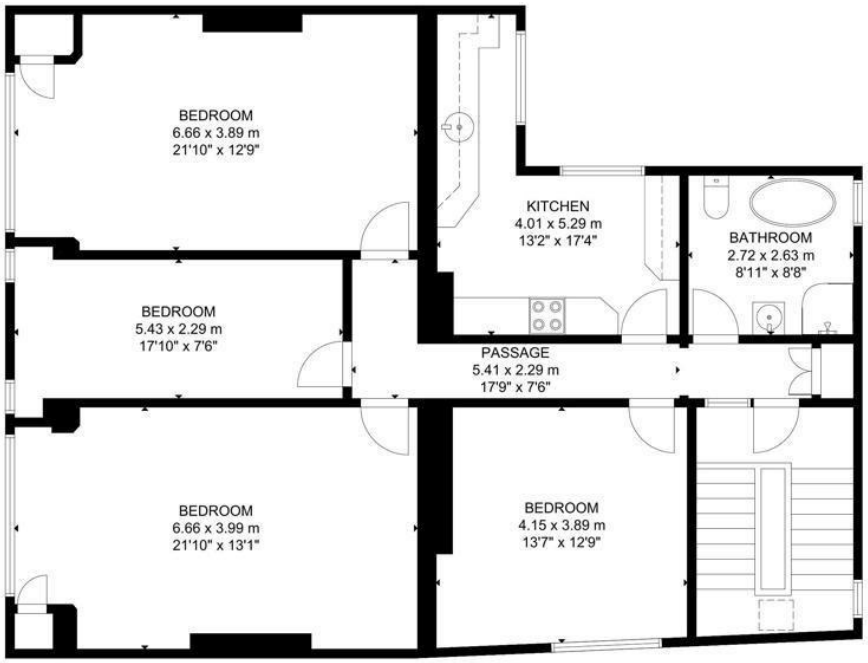
3D PROPERTY TOURS Ltd.



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 525 m²/5,650 sq ft

3D PROPERTY TOURS

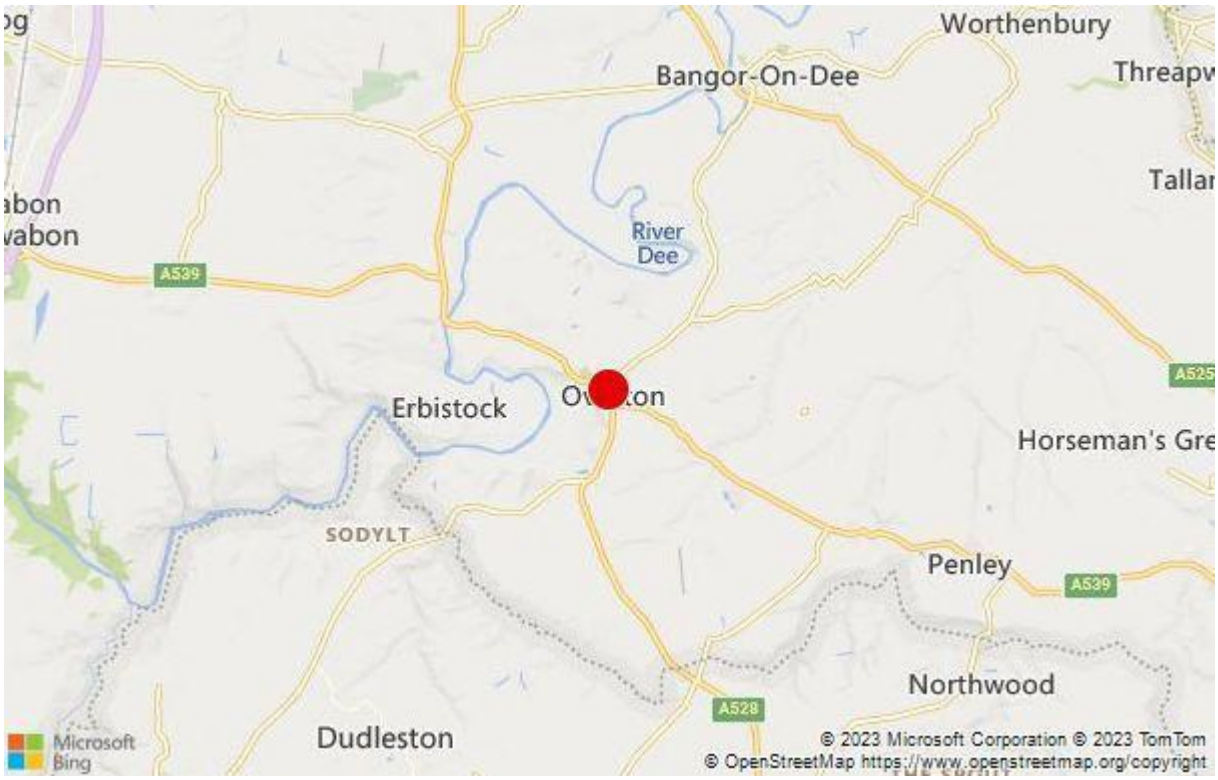


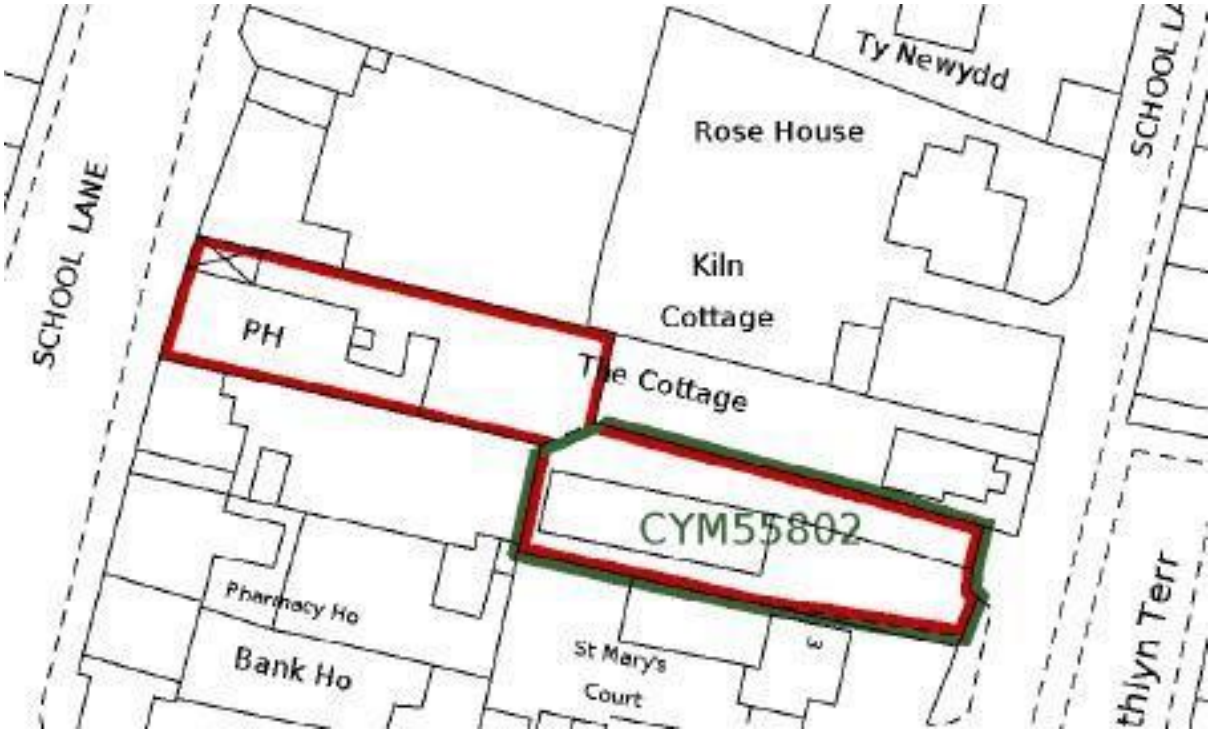
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TOTAL: 525 m²/5,650 sq ft


Worthenbury
Bangor-On-Dee
River
Dee
A539
Erbistock
SODYLT
Penley
A539
Northwood
A528
Dudleston
Horseman's Gre
Microsoft
Bing
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