

FOR SALE

Halls¹⁸⁴⁵
COMMERCIAL



PUB / DEVELOPMENT OPPORTUNITY

Royal Oak, Fennant Road,
Ponciau, Wrexham, LL14 1HL

- Detached public house
- Two separate trading areas
- Private accommodation 3 bedrooms, bathroom, lounge, kitchen
- Approx gross site area: 13,519 sq.ft
- Approx ground floor foot plate: 1,441 sq.ft

Price: Offers in the region of £130,000



FOR SALE

PUB / DEVELOPMENT OPPORTUNITY

Royal Oak, Fennant Road, Ponciau, Wrexham, LL14 1HL

Location

The Royal Oak is an attractive, detached public house located in the village of Ponciau, 10 minutes west of Wrexham town centre. Ponciau is situated on a hill and the immediate surroundings comprise residential uses.

Description

The ground floor accommodation comprises two separate trading areas - sports and entertainment in the bar, with a separate lounge /snug area . There is a small kitchen with the potential to cater for snacks. The first floor provides three bedrooms, bathroom, lounge and separate kitchen. Externally there is a large car park to the front and vast land to the rear which has good potential for development.

Accommodation

Approx gross site area: 13,519 sq.ft*
(split site, please refer to the title plan)
Approx ground floor foot plate: 1,441 sq.ft*

EPC

The property is rated as D (81)

Rateable Value

We have made verbal enquiries to the local authority and have been advised as follows: -

Business Rates: £2779
Rateable Value: £5,900

However interested parties should make their own enquiries to the local authority.

Planning

The property represents excellent value for continued licensed use / owner occupation. There is also potential for redevelopment (residential / commercial / mixed use) subject to gaining the appropriate Local Authority consents.

The existing use class of the property is A4 'Drinking Establishments'. Planning consent is not required to change the current use to A1 (shops), A2 (financial and professional services) or A3 (restaurants and cafes).

Interested parties are advised to make their own enquiries to the local authority.

Local Authority

Wrexham County Borough Council, 16 Lord Street, Wrexham, LL11 1LG Tel: 01978 292000

Legal Costs

Each party is to be responsible for their own legal costs in relation to this transaction.

VAT

Please note that VAT may be applicable in this matter.

Tenure

The freehold of the property is available with vacant possession upon completion.

Viewing

Strictly by prior arrangement with the Sole Agent. For more information or to arrange a viewing please contact:

01743 450 700

Rebecca Welch

E: rebeccaw@halls.gb.com



FOR SALE

PUB / DEVELOPMENT OPPORTUNITY

Royal Oak, Fennant Road, Ponciau, Wrexham, LL14 1HL



01743 450 700

E: commercial@hallsgb.com

F: 01743 443759

W: hallsgb.com



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

hallsgb.com

Shrewsbury / West Midlands / Worcester