

PRIVATE & CONFIDENTIAL

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Our ref: RCM/LHM

Date: 23 August 2019

Dear Mr Stevens

Re: OAK TREE INN, 45-47 RUABON ROAD, WREXHAM LL13 7PL

I refer to our recent telephone conversation in respect of the above. You asked us to detail the events of the marketing campaign prior to you purchasing the above.

We were initially instructed to offer the Oak Tree Inn on 31st May 2018 at an asking price of £195,000

The property was extensively marketed, not only appearing on Sidney Phillips website and being included in our e-marketing campaigns and postal mailshots, also being listed permanently on the industries six principal websites:-

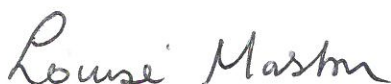
Daltons Weekly	www.daltonsweekly.co.uk
Morning Advertiser	www.morningadvertiser.co.uk
Businesses for Sale	www.businessesforsale.co.uk
Rightbiz	www.rightbiz.co.uk
Zoopla	www.zoopla.co.uk
Rightmove	www.rightmove.co.uk

It also appeared on two occasions in the printed version of the Morning Advertiser the principal trade paper for the Licensed trade on 18th June 2018 and 15th January 2019. It was also included in the Sidney Phillips' monthly inhouse magazine "Business Opportunities"

During the marketing campaign a total of 87 requests for sale particulars were received from individual parties, four of which had formal appointments to view. Throughout this period we received four offers which were rejected.

I trust the aforementioned is of some assistance but if you require further clarification on any matter, please do not hesitate to contact me.

Yours sincerely



Louise Marston
SIDNEY PHILLIPS