

The Trotting Mare

Knolton, Overton, Wrexham, LL13 0LE

[redacted]

- Welsh/Shropshire border
- Village pub
- Open plan trade area (70)
- Fully equipped trade kitchen
- Stunning countryside location
- Located on popular holiday park

Ref: 95682

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Sidney Phillips







LOCATION

The Trotting Mare public house is located in a prominent roadside position on the A528 and lies 3.5 miles east of Ellesmere and 8 miles from Chirk. It is situated on the Welsh/Shropshire border, surrounded by beautiful countryside, and located on The Trotting Mare Caravan Park which attracts tourists from far and wide. Overton has a population of approximately 2,000 and the village has a fine collection of 18th and 19th century buildings, many of which are of architectural or historic interest.

The nearby A483 offers routes to Chester and Oswestry and, in turn, links to the A5 which allows easy access to Snowdonia and the North Wales coast. The A534 is approximately 9 miles north and connects to the M6 and the national motorway network.

The Trotting Mare is an 18th century building in a desirable country setting which sits on the site of the Trotting Mare Holiday Park. It comprises a ground floor lock-up premises sitting between a residential cottage and luxury holiday barns and has the distinction of being in Wales, while its adjacent car park is in England.

TRADE AREAS

Entrance leading to open plan MAIN BAR and RESTAURANT AREA with modern décor, contemporary lighting and ornamental features throughout. The room benefits from wood and carpet flooring, exposed beams to ceiling, L-shaped bar servery with oak top and upholstered loose seating for approximately 70 patrons.

LADIES' AND GENTLEMEN'S TOILETS, DISABLED AND BABY CHANGING FACILITIES offset.

Well-equipped TRADE KITCHEN with quarry tile flooring, multiple wash and prep areas and a good selection of catering equipment and a hood canopy. CELLAR.

EXTERNAL

To the front of the property is a TRADE YARD with bench seating and grass area to the side of the building to accommodate 45 with plenty of room for more standing. PRIVATE YARD from pub accessed via the trade kitchen with access to SHED, CELLAR AND BOTTLE STORE. Large CAR PARK to the left-hand side of the property to accommodate 40 vehicles, with access to the caravan park.

THE BUSINESS

Our clients have owned the Trotting Mare site for approximately 28 years and have now decided to sell due to retirement/relocation. This successful business sees repeat trade due to its great

reputation and online presence. When under our client's management the pub specialises in home-cooked gastro pub food and there is scope to increase sales by extending the current opening hours and taking greater advantage of the ready made trade from the holiday park. This is a great opportunity for an aspiring chef or family team in a tourist hotspot.

The property has most recently been let on a traditional pub style tenancy and therefore no trade 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.

Website www.trottingmareinn.co.uk

LICENCE

A full Premises Licence is held.

Current opening hours are:

Monday to Friday 16:00 - late
Saturday 12:00 - late
Sunday 12:00 - 20:00

SERVICES

All mains services are connected.

Local Authority: Wrexham County Borough Council,
Guild Hall, Wrexham, LL11 1AY
Telephone: 01978 292000

[redacted]









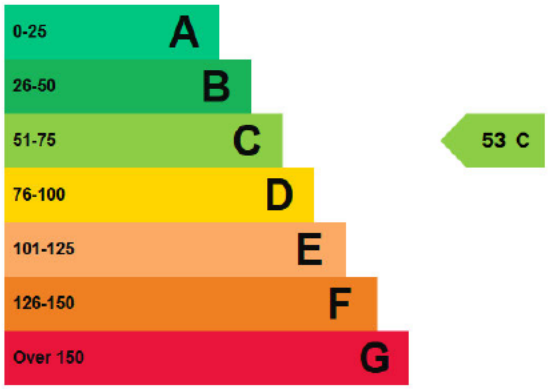
TENURE & PRICE

Leasehold £15,000 to include full inventory of the public house.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

TERM	5 or 7 years; a longer term may be negotiated.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent, consent not to be unreasonably withheld.
DEPOSIT	Equivalent to 3 months' rent. Plus personal guarantors if the lease is taken as a Limited Company.
RENT	[redacted] per annum paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Part repairing and insuring lease agreement. This is not a full repairing and insuring lease with the Freeholder retaining responsibility for the structure of the building. The Lessee will be responsible for internal maintenance, repair and decoration, as well as the decorative condition of the exterior of the property.
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will not be payable on the rental payments.
SPECIFIC TERMS	Tenant to provide a full service of beverages and evening meals, seven days a week and must be open all day for lunch, evening meals and beverages on Fridays, Saturdays and Sundays.





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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.

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