



FOR SALE

COUNTRY INN/RESTAURANT INVESTMENT

PASSING RENT - £25,000 PA

POTENTIAL FOR RENTAL GROWTH AT REVIEW IN JUNE 2019



**THE BOAT INN
ERBISTOCK
WREXHAM
LL13 0DL**

Situation & Description

A 17th Century Grade II Listed Inn/Restaurant, together with a three bedroom house, let to an established operator at a current passing rental of £25,000 per annum, subject to upward only rent review in June 2019.

The property is situated in a picturesque setting on the banks of the River Dee, in the Hamlet of Erbistock and enjoys an excellent reputation for food and drink and also as a function venue.

Erbistock is approximately 5 miles from Wrexham and 20 miles from Chester and other nearby villages include Overton, Bangor on Dee and Llangollen.

The original Inn dates back to the 17th Century and with a 19th Century extension, provides a bar area and various restaurant and function areas (approx 125 covers), together with kitchen, service and ancillary areas.

There is also a detached three bedroom house within the landscaped grounds, a large car parking area and Fishing Rights.

Services

We understand the property has the benefit of mains water and electricity, with a propane gas supply and drainage to a private sewerage system.

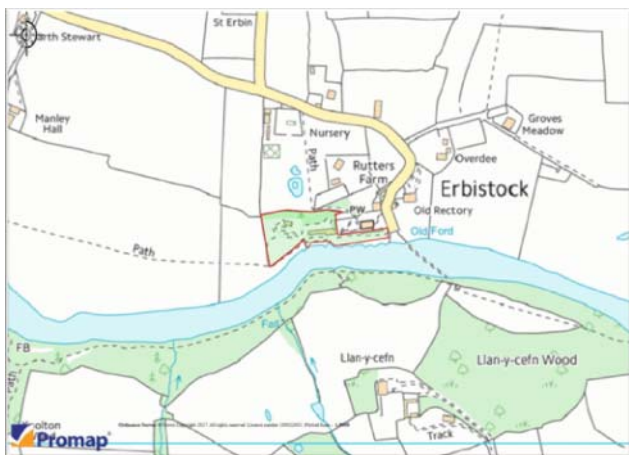
Rating

The property is assessed as Public House & Premises at a Rateable Value of £48,000.

The current Uniform Business Rate multiplier for 2017/18 is 46.6p.

Planning

The original Inn is Grade II Listed and the entire property is within the Erbistock Conservation Area.



Tenure & Tenancies

Freehold.

The entire property is let to The Boat at Erbistock Limited (Company Number 07056574) for a term expiring 16 June 2029, at a rental of £25,000 per annum. The lease is drawn on FRI terms, subject to a repairing obligation limited by a Schedule of Condition.

The rent is subject to upward only rent review on 17 June 2019 and each fifth anniversary thereafter. The tenant also has an option to break at this date and each fifth anniversary thereafter.

A copy of the lease is available upon request.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

Terms

Expressions of interest are invited.

EPC

This may be downloaded at www.wignallbrownlow.co.uk.

Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to jdb@wignallbrownlow.co.uk.

DATE OF PUBLICATION – AUGUST 2017

SUBJECT TO CONTRACT



Misrepresentation Act 1967 These particulars are provided for guidance only. The agents give notice that whilst these particulars are believed to be accurate, they are not guaranteed and will not constitute any part of any contract in accordance with the Misrepresentation Act 1967.



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