

Wrexham

Red Lion Inn

Abenbury Road

Clwyd

LL13 0NT

- **Attractive Freehold**
- **Roadside Public House**
- **Let on Temporary Management Agreement**

On the Instructions of D C Chubb & M J A Jervis of PWC LLP, as Joint Liquidators of Farlane Property Group Ltd – in Liquidation

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location

Wrexham is located midway between Chester and Oswestry and is the largest town in North Wales. The town is the administrative centre for Wrexham County Borough and has a population of some 42,000. The town also enjoys regular rail services and is situated at the junction of A534 and A483.

The property is situated to the south-east of the town centre, close to the junction of Abenbury Road with Kingsmill Road, adjacent to the River Clywedog. Immediately to the east is a modern residential development.

Current Rent Reserved
£5,200 pa

Description

The property is arranged on basement, ground and one upper floor to provide a public house, currently trading as The Red Lion. The ground floor provides trade areas, kitchen and customer WCs, with basement cellarage, while the upper floor provides manager's accommodation. To the rear are parking and a customer seating area.

The property provides the following accommodation and dimensions:

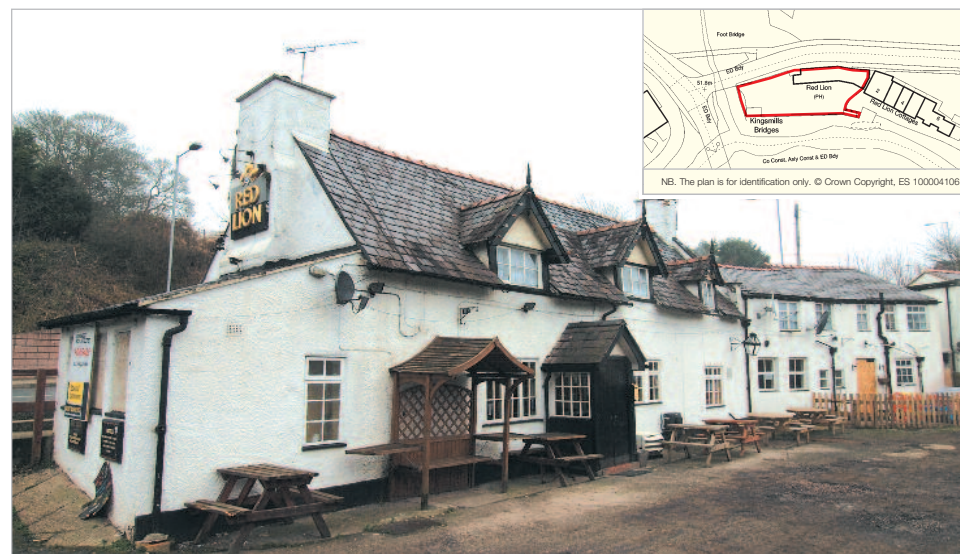
Gross Frontage	27.2 m	(89' 3")
Built Depth	5.26 m	(17' 3")
Ground Floor	104.4 sq m	(1,124 sq ft)
First Floor – 4 Rooms, Kitchen & Bathroom		

Joint Auctioneer

Daniel Whittaker, Edward Symmons LLP.
Tel: 0161 216 3106 Fax: 0161 216 3123.
E-mail: daniel.whittaker@edwardsymmons.com

Seller's Solicitor

J Kanagaratnam Esq, Kimbells Freeth.
Tel: (01908) 668555 Fax: (01908) 865085.
E-mail: janar.kanagaratnam@kimbellsfreeth.co.uk



Tenancy

The entire property is at present occupied by NICHOLA MCGORY on a Temporary Management Agreement from 10th November 2012 at a current rent of £5,200 per annum, exclusive of rates. The lease contains full repairing and insuring covenants and contains a mutual right of termination at any time on service of 28 days' notice.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 89 Band D (Copy available on website).

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk. In the subject box of your e-mail, please ensure that you enter **Lot 129 Wrexham**.

Wigan

The Black Diamond

243-245 Warrington Road, Ince

Lancashire WN3 4RT

- **Freehold Public House**
- **Offered with Vacant Possession**

On the Instructions of D C Chubb & M J A Jervis of PWC LLP as Joint Liquidators of Farlane Property Group Ltd – In Liquidation

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location

Wigan, with a population of some 85,000, is a major retail centre located 17 miles north-west of Manchester and 15 miles south of Preston.

The town benefits from its proximity to the M6 motorway (Junction 26 – 4 miles west). The village of Ince is situated about 1½ miles south of the town centre on the A573. The property occupies a prominent corner site at the junction with Ince Green Lane.

Occupiers close by include McColls and a Premier Convenience Store.

Current Rent Reserved
Vacant Possession

Description

The property is arranged on basement, ground and one upper floor to provide a public house, having trade areas to ground and part first floors, together with manager's accommodation to the remainder of the first floor. To the rear is a small yard, a number of storage areas and a small parking area.

The property provides the following accommodation and dimensions:

Gross Frontage	19.28 m	(63' 3")
Max Built Depth	13.23 m	(45' 5")
Basement (not in use)	9 sq m	(97 sq ft)
Ground Floor	193.27 sq m	(2,080 sq ft)
First Floor	162.27 sq m	(1,747 sq ft)

Total 355.54 sq m (3,827 sq ft)

Joint Auctioneer

D Whittaker Esq, Edward Symmons LLP.
Tel: 0161 216 3106 Fax: 0161 216 3123
e-mail: daniel.whittaker@edwardsymmons.com

Seller's Solicitor

J Kanagaratnam Esq, Kimbells Freeth.
Tel: (01908) 668555 Fax: (01908) 865085
e-mail: janar.kanagaratnam@kimbellsfreeth.co.uk



Tenancy

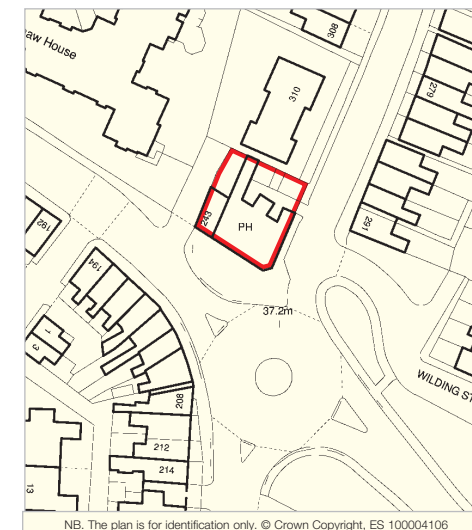
The entire property is offered with Vacant Possession on completion.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk



Energy Performance Certificate

EPC Rating 96 Band D (Copy available on website).

Viewings

To be held by appointment only, on at least 72 hours' prior notice. Please e-mail your viewing request with full contact details to viewings@alltop.co.uk. In the subject box of your e-mail, please ensure that you enter **Lot 130 Wigan**.

129
LOT

130
LOT