



# The Red Lion

Bath Road, Woolverton, Bath, Somerset BA2 7QS

**Tenure**

**Freehold**

**Price**

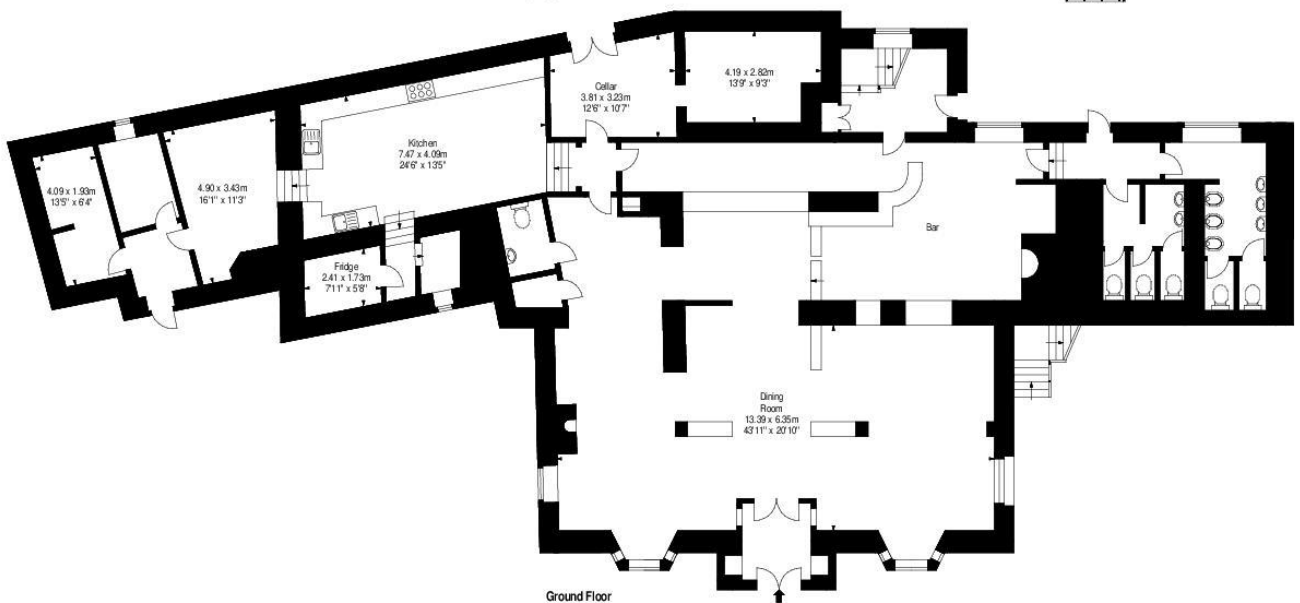
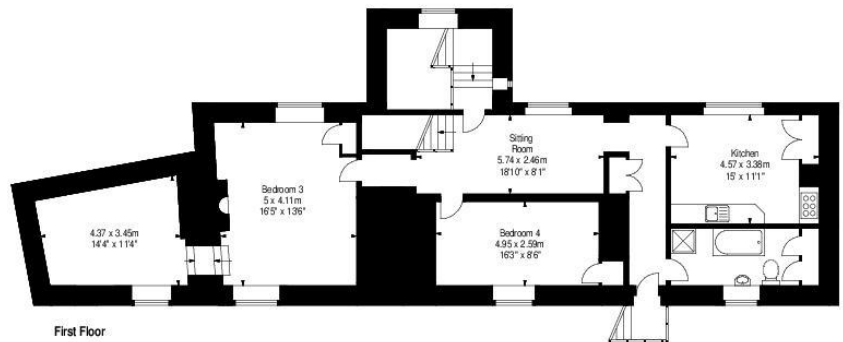
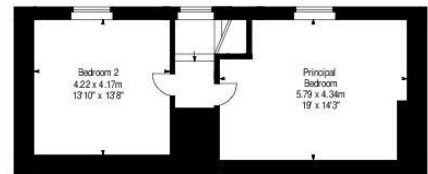
**£495,000**

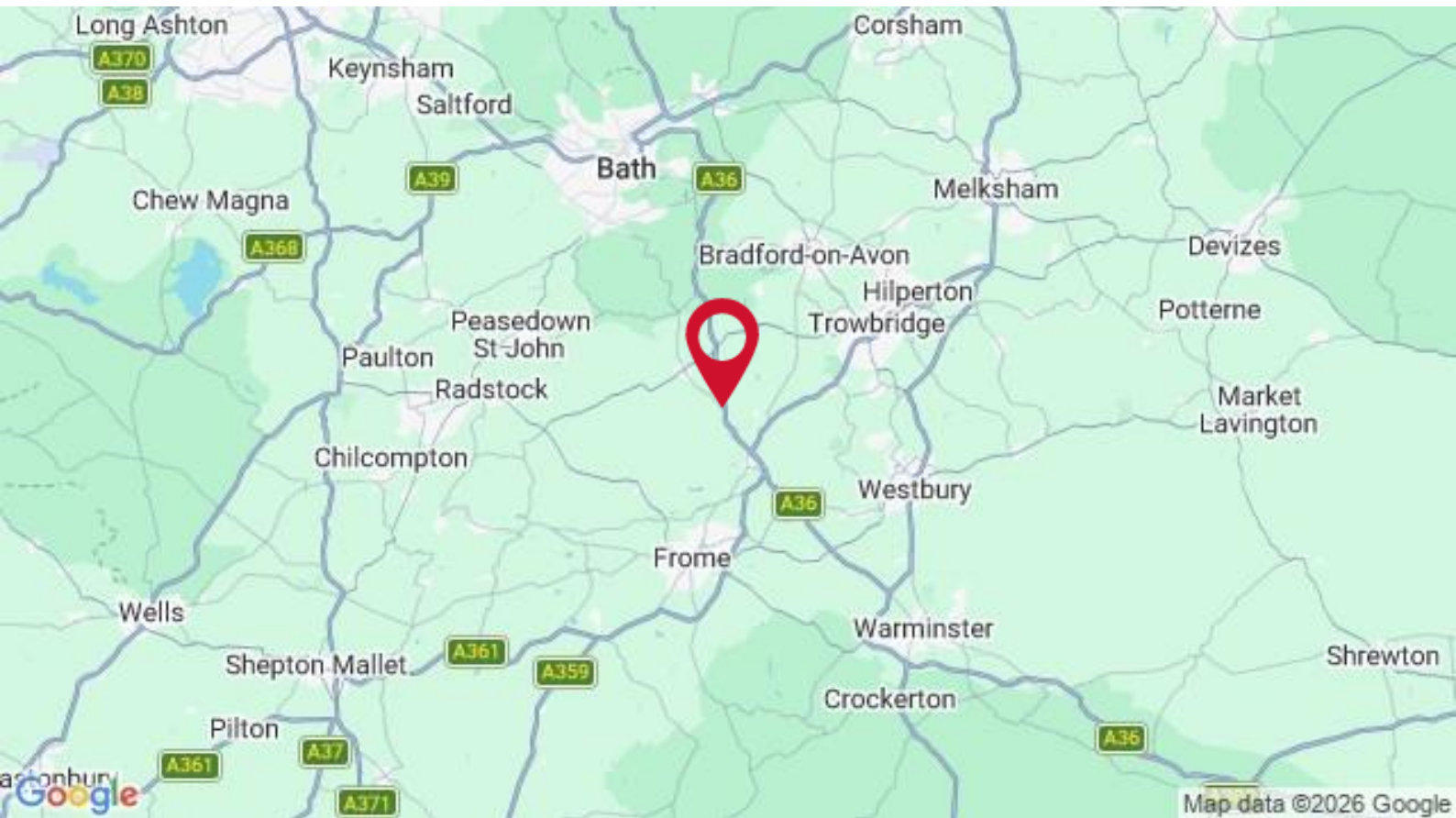
- Prominent village pub on substantial site
- Character trade areas & extensive commercial kitchen
- Spacious 4-bed owner's accommodation
- Beer gardens and large car park
- Site area 0.74 acres

Approx. Gross Internal Area\*  
496.74 M<sup>2</sup> - 5347 Ft<sup>2</sup>



Illustration For Identification Purposes Only. Not To Scale  
\* As Defined by RICS - Code of Measuring Practice





Map data ©2026 Google

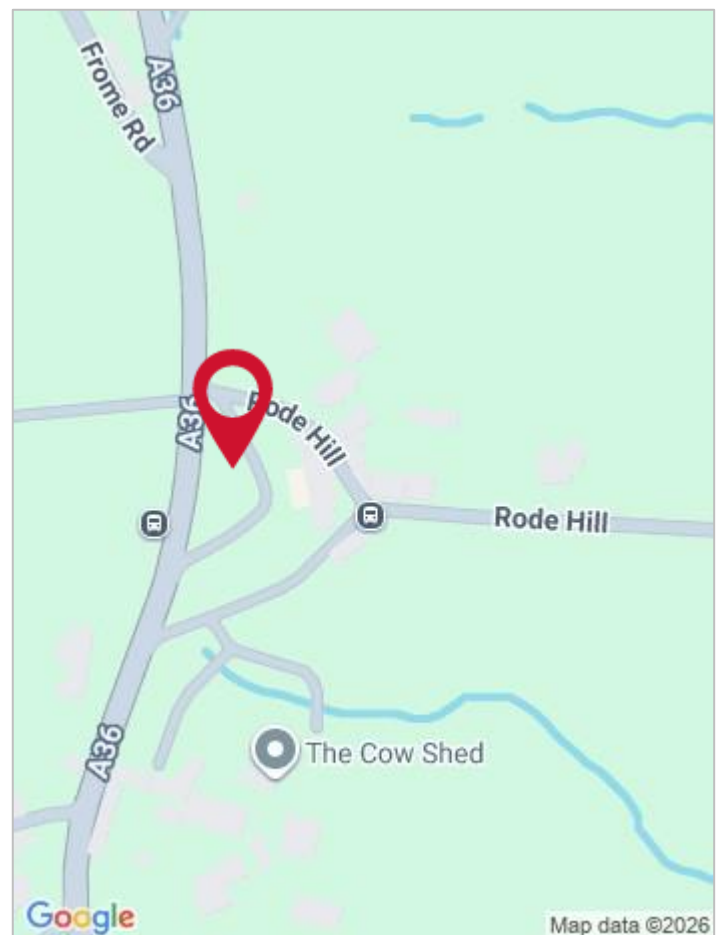
Google © Copyright (2026). All rights reserved.

## Location

The property is located in the picturesque village of Woolverton, which is situated approximately eight miles south of Bath, with Frome and Trowbridge both within five miles. The property benefits from a prominent roadside position overlooking the A36 trunk road, which links Southampton on the south coast with Bath and Bristol to the north. As a result, the village is well connected across the region, and easily accessible to surrounding towns and villages including Warminster, Westbury and Bradford on Avon. Nearby attractions include Centre Parcs and the Safari Park at Longleat, as well as the National Trust house and gardens at Stourhead.

## Description

The property comprises a substantial detached public house of stone construction, dating back to the 19th Century. The two storey building sits beneath a pitched pantile roof and later extensions have been added to the front, side and rear of the original property to expand its facilities. The extensive site benefits from generous outside seating areas, which can comfortably accommodate over 100 customers, and a large concrete car park has space for c.40 vehicles. The site extends to 0.74 acres.



Map data ©2026

Google © Copyright (2026). All rights reserved.



## Trade

The Red Lion was previously occupied on a tenancy and operated as a family-friendly community pub. Food was served throughout the week, including a menu of Sunday roasts and the trade kitchen retains valuable commercial equipment. With extensive outside seating and a large car park, the Red Lion has all the ingredients required to create a destination dining pub that can draw trade from the considerable catchment on its doorstep. The substantial private accommodation on the upper floors makes this an ideal proposition for a hands-on operator.

## Accommodation

### Ground Floor

The ground floor trading areas are easily accessed via a porch from the car park. The trading space is split into two distinct areas, with the main bar area and a small snug to the side of the large bar servery which spans the rear of the trading space. The main bar area has tables, chairs and banquettes for up to 70 customers, with stool seating arranged around the bar servery. The décor includes carpeted flooring, light painted walls with low-level panelling, and a feature wood burner to one side. The snug area has a mix of stool seating at the bar, as well as a table and chairs to provide a total of 10 additional covers. The snug also benefits from a striking stone fireplace, which adds to its appeal. Adjacent to the main bar area is the commercial kitchen. This is extensively fitted and includes a full extraction system.

Adjoining rooms provide space for food preparation, washing up, and dry and cold storage. Ancillary accommodation at ground floor includes male, female and disabled customer WCs, as well as a temperature-controlled beer store.

### First Floor

The private accommodation on the upper floors has a self-contained entrance at the rear of the pub leading into a ground floor hallway. Stairs lead up to a spacious first floor, which provides a lounge, manager's office, two bedrooms, a family bathroom and a domestic kitchen.

### Roof Level

At roof level are a further two spacious bedrooms.

### External

The property benefits from extensive external areas, including a children's play area. Seating is provided at paved areas immediately to both the front and rear of the pub, with separate grassed seating areas to the side of the pub and adjacent to the car park. In total there is space to comfortably seat up to 100 customers. The concrete car park has marked bays for around 40 vehicles.

### Tenure

The property is held freehold.

### Planning

The property is neither Listed nor situated within a Conservation Area.

### Licence

A premises licence prevails, the main licensable activities being:

Sale of Alcohol

Monday to Sunday 10:00 - 00:00

Live Music, Recorded Music

Monday to Sunday 08:00 - 00:00

### Business Rates & Council Tax

The property is in an area administered by Mendip District Council. Rateable Value £21,400 (2023) & £24,750 (2026) per annum.

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band C for council tax purposes.



## EPC

The property has an EPC rating of C.

## Services

We are advised that the premises benefit from all mains services.

## Viewing

Strictly by appointment only through Fleurets South Wales & West office on 0117 923 8090.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



For further information please log onto [fleurets.com](https://www.fleurets.com) or contact:

## Nick Fisher

Senior Associate

☎ 0117 923 8090

📱 07798 716113

✉ [nick.fisher@fleurets.com](mailto:nick.fisher@fleurets.com)



**Important notice:** Unless otherwise stated, all properties are being dealt with on a Sole Selling Rights basis. The prices and other particulars regarding properties are correct at the time of going to press. As prices can be altered by the vendor at any time, interested potential buyers should check the latest position with Fleurets before viewing. The information contained in this publication is not to be reproduced in whole or in part without the expression permission in writing of Fleurets Ltd. Fleurets' Privacy Policy is freely available on request by post or on our website.

## Our Regions

### London

20-22 Bedford Row,  
London WC1R 4EB

☎ 020 7280 4700

✉ [london@fleurets.com](mailto:london@fleurets.com)

### Midlands

☎ 0121 236 5252

✉ [midlands@fleurets.com](mailto:midlands@fleurets.com)

### North West

☎ 0161 683 5445

✉ [northwest@fleurets.com](mailto:northwest@fleurets.com)

### North

☎ 0113 234 0304

✉ [north@fleurets.com](mailto:north@fleurets.com)

### West & South Wales

☎ 0117 923 8090

✉ [west@fleurets.com](mailto:west@fleurets.com)

### South

☎ 01273 429500

✉ [south@fleurets.com](mailto:south@fleurets.com)

### East

☎ 01223 402600

✉ [east@fleurets.com](mailto:east@fleurets.com)