



Red Lion Inn

Main Street, Walesby, Newark, Nottinghamshire, NG22 9NU

Tenure: Freehold

Price: £475,000

Ref: 96096

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- 100% wet-led village public house
- Close to the A1, Mansfield & Retford
 - Four first floor letting bedrooms
- Car park and roadside trade patio
- Catering kitchen and basement cellar
- £200k+ of renovation works completed



Location

The Red Lion Inn is situated in the conservation area of the sought-after Nottinghamshire village of Walesby. The village is located in the countryside 15.3 miles northwest of Newark, 12.3 miles northeast of Mansfield, 21.2 miles west of Lincoln and 8.1 miles south of Retford. The A1 motorway is only 4.1 miles east. According to the 2021 census, the parish has a population of 1,218.

The village is famous for its forest, part of which forms a 250-acre Scout camp site which is renowned for hosting international scouting festivals. Other notable local amenities include a primary school, a village hall, a fruit & veg store, an archery shop and a church dedicated to St Edmund. The nearby towns of Mansfield and Retford provide larger shopping outlets, supermarkets and fuel stations.

The Property

The Red Lion Inn occupies a two-storey, detached brick building under a part pitched tile, part flat felt roof. It is situated in a prominent position on Main Street in the centre of the village.

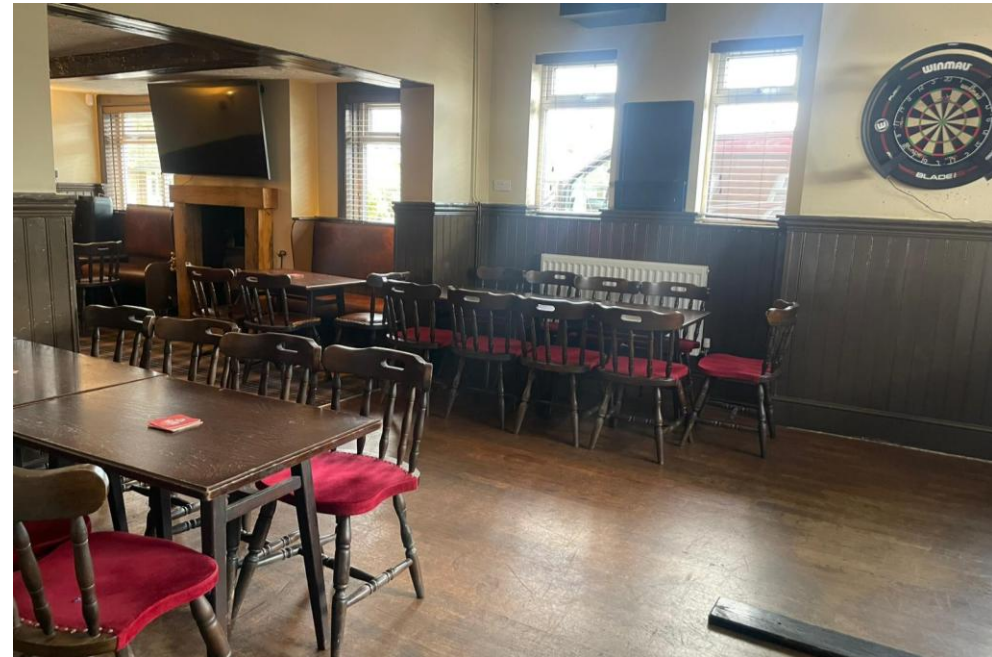


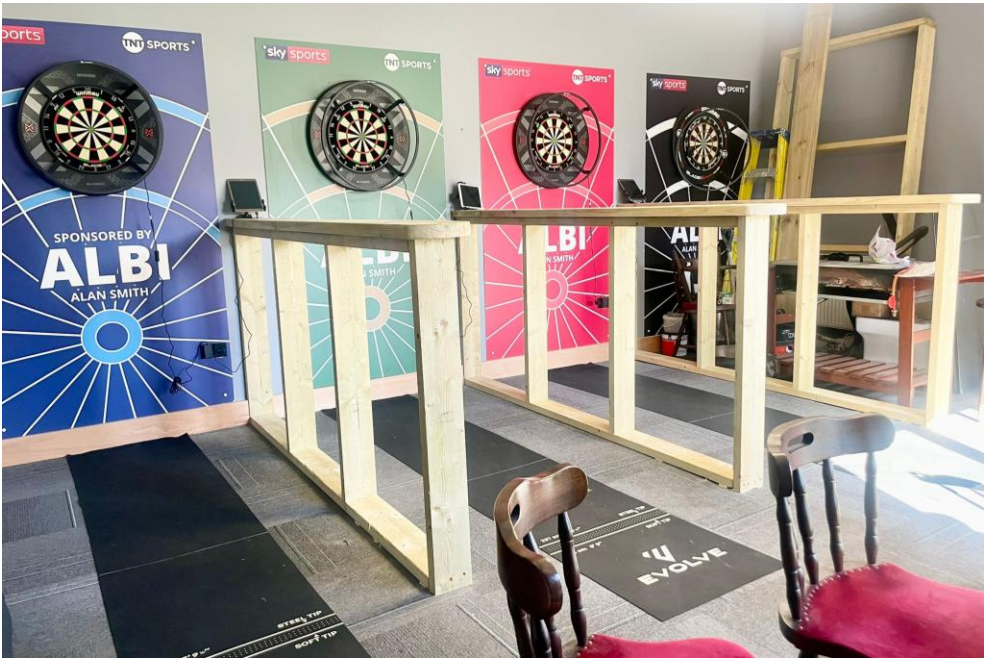
Trade Areas

ENTRANCE PORCH providing entry to the MAIN BAR/LOUNGE/GAMES ROOM which has seating for 58, part wood effect, part carpet flooring, log burner, feature ceiling beams, darts oche, main bar servery and access to Ladies' and Gentlemen's TOILETS. SNUG with seating for 10, an additional ENTRANCE PORCH, an extension of the main bar servery and access to a SERVICE AREA, CATERING KITCHEN, BOTTLE STORE and basement CELLAR. INNER HALL/ACCOMMODATION ENTRANCE with access to a UTILITY ROOM, STORE CUPBOARD and staircase to the first floor.

First Floor

SHARED KITCHEN. SHARED BATHROOM. THREE DOUBLE BEDROOMS, one of which benefits from a balcony. FOURTH DOUBLE BEDROOM with BATHROOM EN SUITE and SITTING ROOM.







External

ANNEXE/OUTBUILDING (utilised as a DARTS ROOM) benefitting from a dedicated WC, STORE CUPBOARD and PRIVATE YARD with artificial grass and gated STORAGE AREA. CAR PARK with space for 13 vehicles. TRADE PATIO with bench seating for 36. SMOKING SHELTER with seating for 4. SERVICE YARD with BIN STORE.

The Business

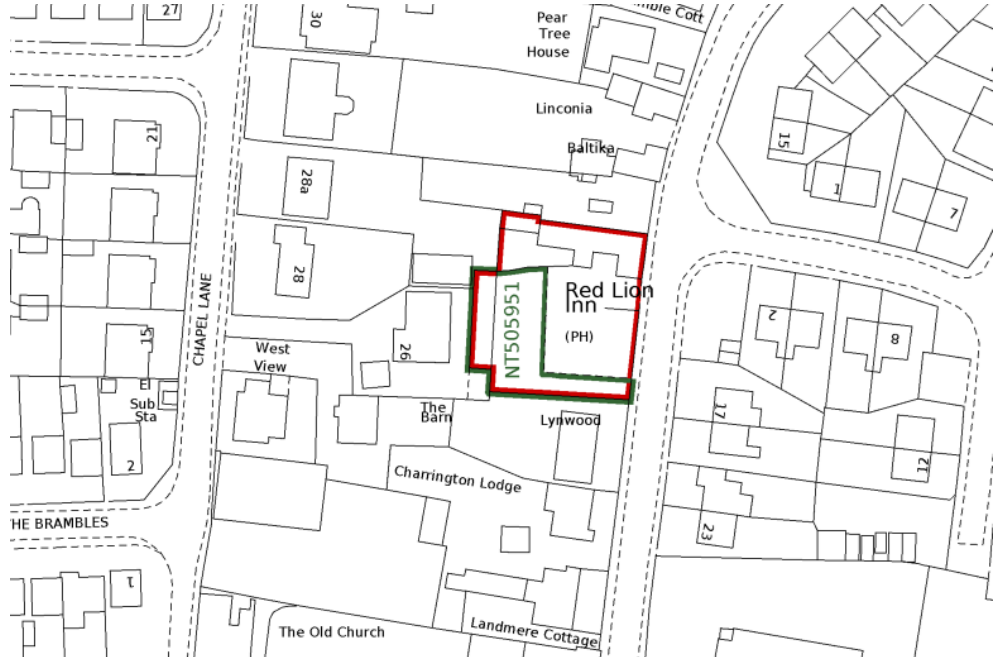
Our client has owned and operated the Red Lion Inn since July 2021 and has transformed a tired public house into the successful venue we see today. During our client's ownership they have made over £200,000 worth of improvements to the property. The business is currently operated by our client alongside three part time staff.

The Red Lion Inn operates as a 100% wet-led public house and benefits from a sizeable amount of local custom which is generated by three darts teams, karaoke evenings and Sky Sports TV.

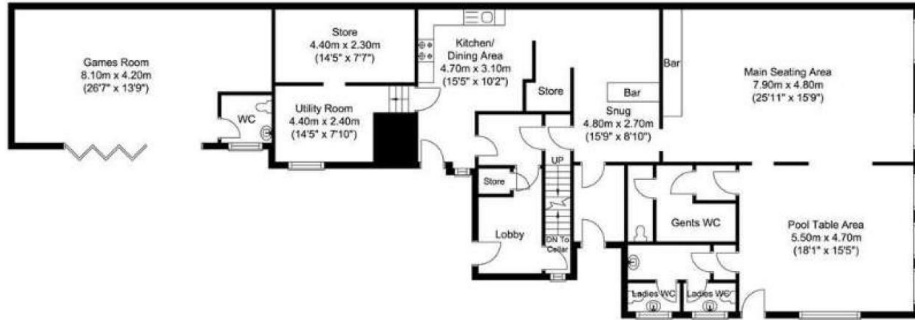
The premises has four letting bedrooms on the first floor, each of which is let on a short term tenancy basis, although these rooms could be utilised as dedicated private accommodation if required.

Accounting detail will be made available to serious parties following a formal viewing.

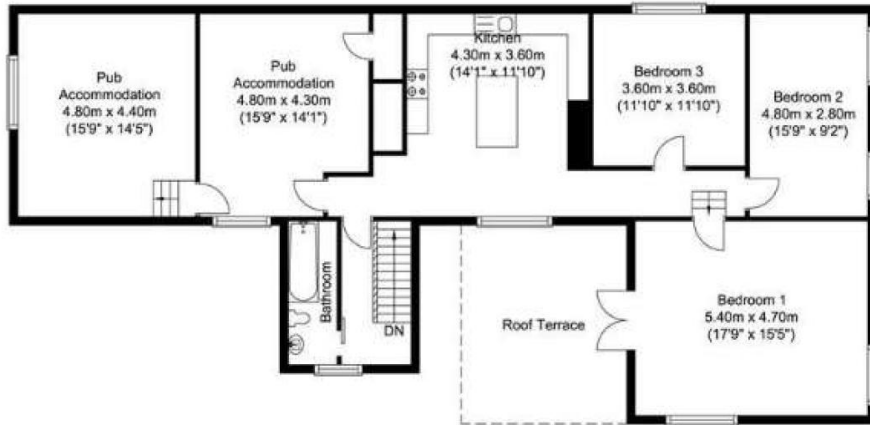




Red Lion Public House



GROUND FLOOR



FIRST FLOOR

Tenure & Price

FREEHOLD Asking Price £475,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

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

Licences

A full Premises Licence is held permitting the sale of alcohol between the hours of 12:00 - 00:00, seven days a week.

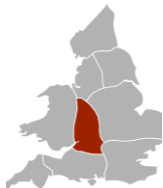
Services

All mains services are connected. The property also benefits from being fully double glazed and includes both fire and burglar alarms as well as a 16 camera CCTV security system.

Rateable Value: £2,600 as at 01 April 2023.

Local Authority: Newark and Sherwood District Council.

EPC Rating: TBC.



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Business Mortgages

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We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.