

# RED LION,

The Red Lion inn, Main Road, Wybunbury, Nantwich, UK



## PUB FEATURES

Located in the picturesque village of Wybunbury in Cheshire, The Red Lion is a substantial building with superb kerb appeal. Through the main entrance there is a large central bar, dining area located to the right and a bar/sports area to the left. Two welcoming real fires give the pub a cosy atmosphere and attract walkers and villagers passing by for a drink. There is a fully equipped catering kitchen which has been recently deep cleaned and is ready to provide a full food offer. The attractive beer garden at the rear features a sheltered smoking area with seating and a covered outside seating area. There are 3 barns at the courtyard which can be used for many purposes. The car park is located to the right of the property. There are 5 en-suite letting bedrooms, 3 are double rooms and 2 are super kings. Letting rooms are stylishly decorated and in very good order. Living accommodation consists of 2 bedrooms, bathroom and a lounge / kitchen.

Guide Rent: ££24,398 per annum, rent concessions, based on a full tie (Partial tie £18,000 per annum) including VAT

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**CALL US ON 07854 999 400**

# GALLERY

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# PUB KEY INFORMATION

## Trading Style

Trade at the Red Lion comes from the local villages and towns, along with those who visit the village for events such as weddings and various events such as the popular the Fig Pie Wakes. There are many local attractions such as Bridgemere Garden centre and Wybunbury Moss Nature Reserve. Previous food has been a traditional homemade menu and is made using locally sourced produce, food offers such as a curry night and steak night have popular with customers. The pub has the benefit of a bar and dining room to accommodate casual and formal dining.

TNT and Sky Sports are shown, darts board and pool table can be included in the bar area giving the business impressive wet turnover as well as sales from food.

## Energy Performance

Energy Performance Certificates (EPCs) are needed whenever a property is built, sold or rented. An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years.

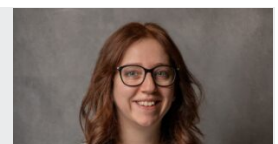
For more information regarding the energy performance of this property please contact us using the details below.

## Finance

Guide Rent (exc. VAT)	24,398 per annum, rent concessions, based on a full tie (Partial tie rents can be discussed)
Last 12 Months Trading Volumes	134 beer and cider (36 gallon barrels)
Type of Agreement	1 year tenancy
Fixtures and Fittings Estimate	Approx £40k
Security Bond	£5,000
Stock & Glassware Estimate	£8,000 initial order
Valuation Fees Estimate	£500
TULIP Induction Course	£399 TULIP+ VAT

## Who to contact

**Rachel Shepherd**  
**07854 999 400**



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