

RED LION,

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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 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: £Coming soon Exc VAT

GALLERY



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 the popular the Fig Pie Wakes. There are many local attractions such as Bridgemere Garden centre and Wybunbury Moss Nature Reserve. The pub has the benefit of a bar and dining room to accommodate casual and formal dining. Sky Sky Sports is currently shown and is popular with customers.

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)	Coming soon
Last 12 Months Trading Volumes	Coming soon
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	coming soon
Security Bond	£5,000
Stock & Glassware Estimate	Coming soon
Valuation Fees Estimate	Between £800-£1,200 (Shared with the outgoing tenant)
TULIP Induction Course	£399 TULIP / TLC one day for experienced operators + VAT

Who to contact

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