



**THE RED LION**  
Bedford Rd, Wilstead, Bedford, MK45 3HN

Ref: 379

£20,000

- STUNNING LIVING ACCOMMODATION WITH THREE DOUBLE BEDROOMS – EXCELLENT CONDITION
- TWO-BAR OPERATION OFFERING BOTH TRADITIONAL PUB GAMES AND A COSY DINING EXPERIENCE
- ENCLOSED AND WELL-MAINTAINED SECURE GARDEN
- AMPLE PARKING
- EXCELLENT LOCATION IN THE AFFLUENT VILLAGE OF WILSTEAD

**£20,000** is thought to be the minimum amount of cash needed in order to secure this business.

For further information please call:  
Bruce Sprosen on **07467 947296**

## LOCATION

The Red Lion is located in the heart of Wilstead, an affluent village location just off the A6 Bedford to Luton Road, 5 miles South of Bedford Town centre, and within the borough of Bedford.

The heart and soul of the charming Bedfordshire village of Wilstead, the Red Lion is renowned locally for its welcoming, family-friendly atmosphere, quality traditional food offer and great beer selection. Private functions are frequently catered for, and the pub's busy social calendar offers something to suit all interests.



## THE BUSINESS PREMISES

The pub functions as a social hub for sports fans, team events, charity festivals and weekly entertainment; two centrally serviced bars and two gardens lend the site real versatility, with ample parking for all. Whether looking to enjoy a televised sporting event with kindred spirits, or a relaxing family meal in a homely environment, the Red Lion has something to offer all comers.

The Red Lion is a large detached two-story property in very good decorative order.

The trading area is split into two areas...

## Lounge

With approximately 25 covers.

## Sports Bar

Sports area with pool table, TV's and darts.

Both trading areas are serviced by the..

## Central Bar

Which can be manned by one person throughout quiet periods.

All trading areas are in very good condition.



## PRIVATE QUARTERS

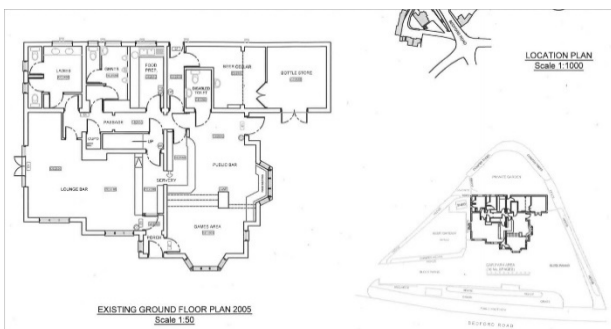
Very well appointed and consists of: - **Three Double Bedrooms, Lounge, Kitchen, Separate Bathroom and Toilet.** All in immaculate condition.

## EXTERNALS

To the front of the pub there is carparking for 15 plus cars along with on street parking. To the front of the pub is hard standing with seating areas along with a secured garden to the side which can seat over 40 and has a covered sheltered area. This is an ideal family garden.



## FLOOR PLAN



## BUSINESS POTENTIAL

Based on the style of operation and location it is anticipated that The Red Lion has the potential to reach a maintainable turnover of £264,810 net per annum.

This is achieved on a 90/10 split wet/dry, while sustaining a £24,000pa rent.

## AGREEMENT OFFERED

A 3-year fixed term or renewable tenancy agreement is offered with a full tie to buy all drinks (beer, wines, spirits, minerals, stouts, and ciders) from Charles Wells Ltd.

## PREMISES LICENCE

There is a current premises license in place for alcohol and regulated entertainment, with licensing hours being 10am to 12am Monday to Sunday. A copy of the license will be made available for applicants to view.

## VIEWING AND FURTHER INFORMATION

Viewings are easily arranged by calling the agent Bruce Sprosen on 07467 947296.

We ask that staff are not approached directly as some are not aware of the proposed sale at this time.