

Red Lion

Sutton, TF10 8DQ

AGREEMENT TYPE

Five Year Agreement

FACILITIES

-  Open Fire
-  3* Private Bedrooms
-  Cask Ale
-  Kitchen
-  Parking
-  Beer Garden



£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Village of Sutton is a much sought after residential location which sits on the Shropshire/Staffordshire borders beside the main A519, approximately two miles east of the market town of Newport. Newport is well regarded as one of Shropshire's most affluent towns and also the home to the busy Harper Adams University. The village is also approximately one mile north of the Aqualate Mere National Nature Reserve which is the largest natural lake in the West Midlands which forms part of the Aqualate Estate including its Hall, Country House and landscaped Deer Park. The Red Lion is situated at the centre of the village beside the A519 and is a character cottage style property of part timber and red brick construction with its original building reputed to date back to the 17th Century.

Pub Layout

The pub trades from two separate rooms, both of which are serviced by an L shaped bar servery. The main entrance into the bar area which is used by drinkers who want to sit or stand. There is also a smaller room which serves as a dining room seating around 20 covers. There is a large car park with room for around 50 cars. The pub has a wonderful, lawned beer garden which currently has four picnic benches, but could easily seat up to 200.

ACCOMMODATION

Private Accommodation

The private accommodation consists of three bedrooms, bathroom, kitchen and separate lounge, which are all in reasonable condition. To the rear of the property is an enclosed private garden which provides access to the freezer store, large gas tank and three storage sheds. There is also further access to a large private lawned garden which also has an allotment and herb garden, providing fruits and vegetables used in the public house.

BDM VISION

This is a wonderful opportunity for a licensee who is keen to run a village pub operation. We are looking for an experienced licensee or someone with a catering background who has the skills and passion to run this fantastic food led pub.

TRADING STYLE

The Red Lion is a traditional village pub offering a range of drinks and a quality pub food menu, with home cooked locally sourced food, much of which is from the allotment which forms part of the premises. The main dining menu changes every three to five days and there is a full time lunch menu on offer to passing trade. It is also frequented by the local hunt, shoot, car club, rambles and supper clubs.

FINANCIAL

Annual Rent: £26,000

Security Deposit: £5,000

Working Capital: £3,000

Stock: £2,000

Fixtures and Fittings: Upon Valuation - funding options available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

Training: £250 plus VAT

For a breakdown on financial information, please refer to the 'Additional Info' tab.