



RED LION, PENZANCE

PENZANCE, TR18 5JP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Red Lion Inn in Newlyn is a charming, historic pub located at on Fore Street. The building dates from the 18th century, constructed of granite with a slate roof, and is Grade II listed. Its façade is L-shaped, and the interior features a split-level bar, lower-level slate flooring and a mixture of granite, brick and other stone. Newlyn itself is a small fishing town in west Cornwall, on the shore of Mount's Bay, closely linked with Penzance. It has a population of around 4,400. The community leans older, typical of many coastal Cornish towns, and retains a strong fishing-port identity. The surroundings of the pub are quintessentially Cornish: Fore Street is part of a tight-knit seaside village, with narrow granite buildings, local shops and a vibrant harbour just a short walk away.

Pub Layout

The outlet operates as a single-bar venue with a full catering kitchen. On entering, guests are greeted by a centrally positioned bar that serves all areas of the pub. To the right is a dedicated sports area featuring a pool table, darts oche, wall-mounted TV, and jukebox, ideal for teams and casual drinkers alike. To the left is the first seating area and bar counter, leading up to a higher-level section with an additional servery and more seating. Food is available throughout the premises. The pub offers outstanding views over Newlyn Harbour from its front windows. An alleyway at the rear leads to the ladies' and gents' toilets, with a courtyard opposite housing the trade kitchen. Behind the pub is a two-tiered terraced garden with picnic benches and further harbour views. A public car park located beside and behind the property ensures easy access for visitors.

TRADING STYLE

The pub is predominantly wet led with a great range of lagers, cider and ales. A full range of wine, spirits and soft drinks are available. The pub has a locally sourced food offer making the most of the local fishing heritage and is especially famous for the Crab dishes!

ACCOMMODATION

Private Accommodation

The private accommodation consists of two double bedrooms, lounge, kitchen, office and bathroom. In addition to this, there is also an ensuite bedsit above the cellar at the other side of the pub courtyard.

FINANCIAL

Annual Rent:£30,000

Security Deposit: £7,500

Working Capital: £5,000

Stock: £3,000

Fixtures and Fittings: £10,000, funding options may be 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.

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



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Kitchen



Food
Preparation
Area



Live Music



Open Fire

BDM VISION

The ideal licensee of The Red Lion in Newlyn will have a warm, steady presence who knows every regular's favourite pint and every visitor's name by the time they leave. They need to balance tradition with creativity, keeping the pub's heritage alive while welcoming fresh ideas that reflect the spirit of the Cornish coast. Their hospitality feels effortless: a calm smile during busy nights, a thoughtful chat on quiet afternoons, and a deep respect for community. They will need to champion local produce, support local artists, and make the pub feel like a trusted anchor in all weather; a place where everyone feels genuinely at home. Serving great food, and keeping great ale is a must.



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