



RED LION, SLEAFORD

SLEAFORD, NG34 9DZ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Red Lion is situated in the small town of Ruskington, approximately five miles from Sleaford and thirty minutes from Newark/A1 and Lincoln. It is a medium sized detached property set in its own grounds adjacent to the local shopping area. There is a significant amount of mixed housing just a short walk from the pub with the opportunity to attract diners from the nearby town of Sleaford and the surrounding hamlets. The area has schools, shops and other amenities to cater for its developing demographics.

Pub Layout

The layout and amenities of the Red Lion pub are fantastic for fostering a welcoming and versatile atmosphere. With the open-plan L-shaped trading room, there is plenty of space to socialize, enjoy pub sports like pool and darts, or relax in the designated dining area. The large bar with a view of all trading areas ensures efficient service and a convivial atmosphere. The mix of loose and fixed seating provides options for different group sizes and preferences, while the log burner adds a cosy touch, particularly during colder months. The presence of a fully equipped catering kitchen behind the bar presents an excellent opportunity to expand the pub's offerings with a food menu. The small picket-fenced patio at the front of the pub offers a charming space for alfresco drinking or dining, while the large car park provides convenient parking for patrons. The fenced-off lawned rear garden with a children's play area adds another dimension to the pub's appeal.

TRADING STYLE

The pub currently trades mainly as a drinks orientated operation but there is an opportunity to further develop the current food offer supplied from the fully equipped catering kitchen as the current wet/dry split is 80/20. The majority of current business comes from late afternoon and evening trade with food mainly being served at lunchtimes later in the week but there's a great opportunity to build on the offer by opening all day every day i.e breakfasts.

There is an excellent range of keg beers, lagers & ciders with an excellent opportunity to develop a cask ale offer along with a fantastic range of wines, spirits and soft drinks. The current food offer comprises of a traditional home cooked pub food menu supplemented with sandwiches and lighter bites.

ACCOMODATION

Private Accommodation

The private accommodation is located on the first floor and can be accessed internally which consists of three bedrooms, a family bathroom, lounge and kitchen. The accommodation is in good order.



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Children Play
Area



Kitchen



Food
Preparation
Area



Live Music

FINANCIAL

Annual Rent: £17,000

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £4,000

Stock: £3,000

Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

Fixtures and Fittings: To be confirmed upon valuation – 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.

BDM VISION

Ideally the licensee should have experience in a community focused environment with some experience of producing and delivering a reasonable hot and cold food menu. They should be familiar and skilful with modern marketing techniques as this is a small town but is surrounded by several villages. Engaging marketing is key to attracting from these communities to increase wet footfall and drive the food offer.



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