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RED LION, BARWELL

BARWELL, LE9 8DX

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£8,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Red Lion is a traditional pub that is situated on the main arterial route through the Leicestershire village of Barwell which has a population of over 9,000. This traditional style building is in excellent decorative order having undergone a refurbishment and is ready for a new licensee to walk in and start running the business. There are currently plans to expand Barwell which will see a new infrastructure for the village including a new primary school, road improvements and up to 2,500 new homes being built. The pub is surrounded by residential housing and there are plenty of local shops close by. Barwell is located approximately 12 miles west of Leicester and 18 miles north of Coventry.

Pub Layout

The Red Lion can be entered via the car park which fits approximately 16 cars. There is a paved patio garden with four benches and a covered area that acts as a smoking solution. There is a small porch, upon entering you are greeted by the warm atmosphere of the lounge area. To the left is a community sports area with a pool table, darts board and Jukebox, all of which are used regularly by sports teams and regular drinkers. The bar is located to the left and services both the community lounge and to the rear dining bar / dining area which is well appointed with dining tables for 34 and has a warm and cosy atmosphere. The condition of the pub is excellent, and it has a balance of wooden and carpeted areas. The cellar is located directly below the bar. The fully equipped kitchen is located to the rear, just off the lounge area and the ladies and gent's toilets are located to the right side of the pub.

TRADING STYLE

The pub at present trades to the local community with most customers walking to the pub to drink in the bar throughout the day. Its central location gives it the opportunity to trade to the older residents many of which are long standing regulars in the daytime. In the early doors and evenings, cask ale lovers and destination diners are targeted as the pub is ideally located on the main road through the village. The draught drinks offer is varied and targeted at its current customers. Sports for darts and pool are popular and a weekly entertainment slot is popular along with the Sunday Night Draw. The early doors trade is often bolstered by local trades people calling on the way home from work. The key to the pubs success is its food offer for both casual dining and customers getting together with family and friends.

ACCOMODATION

Private Accommodation

This accommodation consists of two bedrooms, lounge, kitchen and bathroom.

Beer Garden | Car Park | Cask Ale | Kitchen | Live Music | Sports Teams

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FINANCIAL

Weekly Rent: £298.08 starting rent available £200 per week for the first eight weeks
Estimated Annual Turnover*: £221,471
Security Deposit: Initial deposit of £2,500, building up to £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £1,500
Zero Business Rates* – Based on the draft rating list for April 2026, the Nil 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. Please note, this only applies to pubs marked with an Asterix *
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

The Red Lion should be the hub of the community, offering something for everyone. We need an individual or couple who have catering experience and who can drive the food trade forward. You will need to have excellent retail standards, and the passion to make the Red Lion the best pub in the area. A good knowledge of social media and marketing will contribute to driving this business forward.


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