



Red Lion

Madley, Herefordshire. HR2 9PH

Tenure: Leasehold

Price: £18,500

Ref: 96206

 **Sidney
Phillips**
Leisure & Hospitality Specialists

HISTORIC, RENOVATED PUB, ROOMS & EVENTS BARN IN PRIME VILLAGE



Key Features

Award winning 16th Century Historic Coaching Inn Freehouse

Fully renovated and comprehensively refurbished in 2024

Lounge (28) / Public Bar (26) / Den Restaurant (22) Games Room

Separate building with 8 updated e/s accommodation bedrooms

2-3 bedroom good sized owners accommodation

Excellent beer garden (80+), patio, road frontage & car parking

Outbuildings including large EVENTS BARN plus open fronted STABLES BARN. Prep Room & Storage

Location

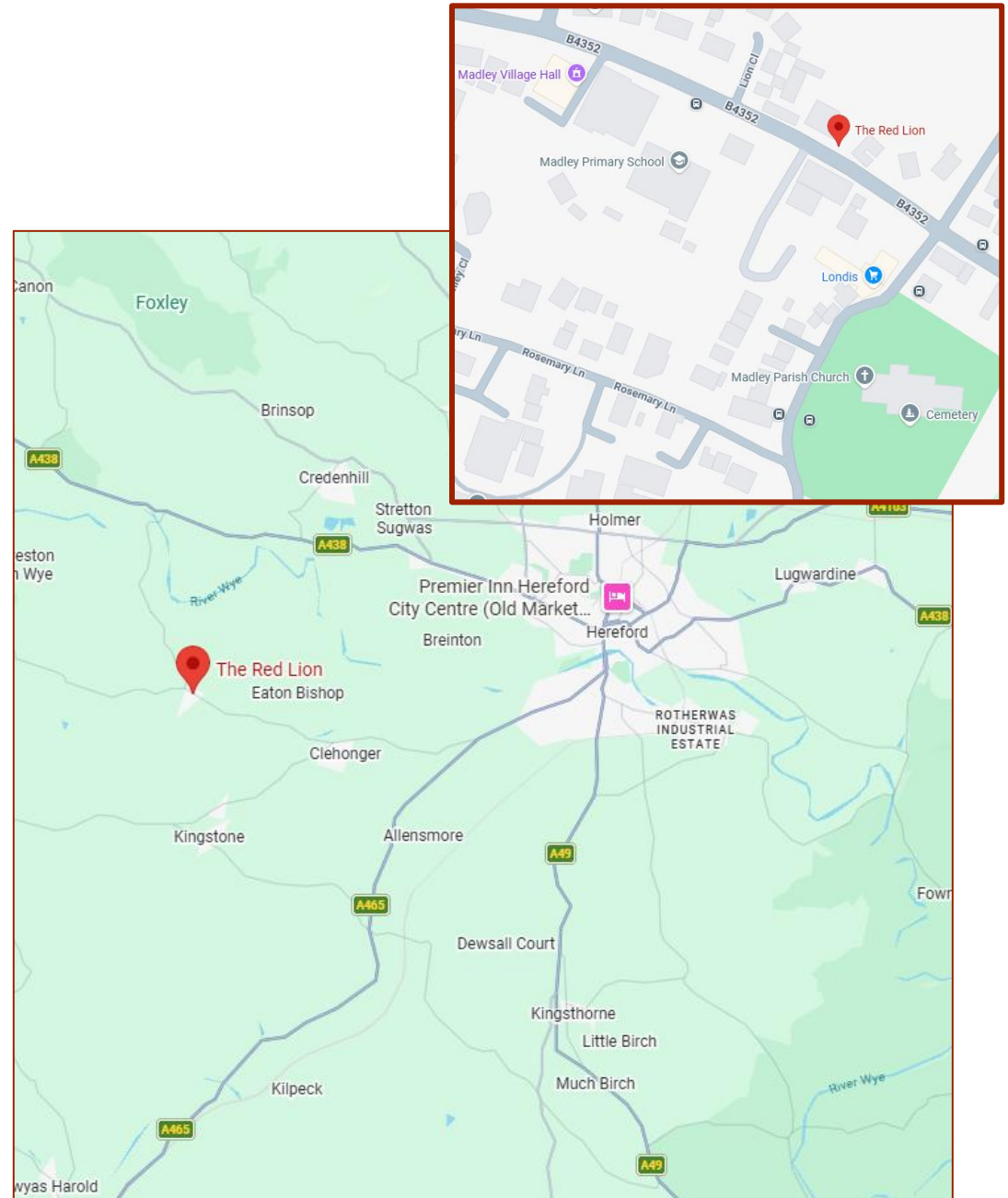
The village of Madley is a popular and expanding village (population 1200) on the B4352 from the historic city of Hereford to popular market town of Hay on Wye, in the glorious Golden Valley. Positioned right in the centre of the village, near the school, shop and church with good road frontage, The Red Lion attracts plenty of passers-by as well as locals and visitors to the area.

Close enough to Hereford to tempt people to travel out from the city to a proper country pub. Benefitting from a rural location yet still easy to find, with good wifi and accessibility - rather than enduring the challenges of being off the beaten track! Madley has grown in recent years with many newcomers to the village saying this pub was one of the reasons they bought here.

The Property - Introduction

This is an exciting prospect – the owners have comprehensively updated the pub over the past two years and established an excellent reputation for service, food, local ales, accommodation and events. The building is immaculately presented and is a very attractive and charming venue with many traditional features throughout. Its renovations have ensured it now runs well with excellent cellarage, good storage and well thought out systems.

Embraced by locals and visitors alike, The Red Lion is the beating heart of Madley, with monthly charity quizzes, large scale family events attracting 300-500 people, plus an enviable reputation for fabulous fresh food.





The business is settled and well operated with a high level of turnover with scope for further trade, it is opportunity for an energetic and ambitious tenant to continue to build on the early success.

Since re-opening in July 2024 there have been excellent trading results. Tenants will benefit from access to an up to date website and well followed social media presence plus an established number of regular groups that have made The Red Lion their home for socialising or meetings including: PTA groups, Pony Club, Beekeepers, Metal Detectors, Bell Ringers, Book Club etc. Monthly charity quiz nights are a sell out every time, with a fun vibe and great support from our locals.

Still in its early days, this Grade II Listed pub has already become much loved by our local community and being awarded CAMRA Pub of the Season (2024) plus finalists in VISIT HEREFORDSHIRE AWARDS including Pub of the Year and B&B of the Year (2025).

The quality of the renovation has retained all of the charm, character and period features but allowed the pub to function really well with modern systems and facilities.

It is briefly described as follows:-

Trade Areas

There are four main rooms, each with traditional features and a natural flow between them. The main LOUNGE seats 28 in a variety of flexible layouts and has an original boarded floor, beamed wall and ceiling, bar and woodburner. This central bar serves both the Lounge and The PUBLIC BAR. This charming room seats 20 and has a flagstone floor, woodburner, beamed wall and ceiling, plus there is a tucked away SNUG area which is very popular and sits 6-8. The DEN RESTAURANT seats 22 and has heavily beamed walls and ceiling, woodburner and is carpeted. This room is used for Breakfasts and often for PRIVATE DINING. (Total trading internal capacity of three main rooms is 76.)

The GAMES ROOM has a pool table, darts, long seating bench and leads directly onto the main TRADE GARDEN. For large functions the pool table can be removed for additional dining/pub quiz etc.



Set of Ladies' and gentlemen's CUSTOMER TOILETS, Good sized BEER CELLAR (upgraded in 2024) with side delivery access.

Compact CATERING KITCHEN with nonslip flooring, and having been fully renovated in 2024 with a comprehensive selection of stainless-steel wall panels and catering effects including Rationale Icombi Pro, Synergy Grill etc, work surfaces and extraction canopy. DRY STORE.

In the external barns is a newly fitted out 7.5m x 6m PREP ROOM with walk in COLD ROOM.

Owners' Accommodation

Located at first floor is the owners accommodation which consists of TWO DOUBLE BEDROOMS; and ONE SINGLE (currently used as an OFFICE), a DOMESTIC LOUNGE, large KITCHEN / DINING ROOM, small utility space and a brand new SHOWER ROOM with large walk in shower.

Letting Accommodation

SEPARATE GUEST ACCOMMODATION. Located in an adjoining but detached two storey building are 8 top quality en-suite letting bedrooms – 2 singles, 2 doubles, 2 king and 2 super king rooms.

Currently operated 6 nights a week Monday – Saturday with average bookings of 30-40 bed nights per week with scope for this to increase as more and more repeat and regular bookings are occurring.

Each room is individually furnished and has tea / coffee making facilities and a smart TV. There is also a LAUNDRY room.

This building has it's own separate gas central heating system.



External

The grounds, as previously referred to offer extensive trade gardens to side and rear. All fully updated and immaculately maintained with new patio, children's play area and large lawned beer garden. Plenty of patio tables with benches and parasols with seating for 80 (and scope for more). With good road frontage and accessed from the main B4352. To the side is a gravelled car park with space for 15-20 vehicles.

There is a detached large brick built EVENTS BARN (17m x 8m) to the side, recently updated and ready for bookings for a variety of events. It also contains two storage areas and a raised mezzanine with lofthatch access.

In addition there is a SINGLE STOREY open fronted BRICK STABLES BARN 8m x 4m ideal for those looking for shade in the hot weather and also can be used as a covered smoking area with seating for 20 with potential for bookings for additional serviced tables.

The Business

Trading is currently:

- Monday: Accommodation only
- Tuesday: Bar only in evening. Pop up visiting rotating food wagon
- Wed Bar and food evening only
- Thurs – Sat Bar and food lunch and dinner. Open from 12
- Sunday 12 – approx 7-8pm Lunch served 12-4:30
- Average covers 250 per week (conservative). Has achieved 375 per week when open more hours.





Takings for the year ended 31st March 2026 show takings net of VAT of £670,000 split 45% from food sales, 35% from wet sales and 20% from the accommodation.

The business is still on it's upward trajectory and not yet reached its full potential. This can be achieved through an increase in trading hours plus expanding the range of events particularly with new EVENTS BARN now available for larger groups – with many enquiries for weddings, wakes, parties etc already received. Alternatively the owners believe that a shop / deli / coffee would prove extremely popular here too.

Tuesdays historically was a great value Burger Night which was really popular and often saw over 40 covers – excellent for a Tuesday night. In 2026 visiting pop up catering options have proved very popular.

Live music events have also been extremely well attended and would benefit from further opportunities.



Excellent ratings:

Google 4.5

Trip Advisor 4.7

Booking com 9.0



Links to our social media

FACEBOOK <https://www.facebook.com/profile.php?id=61561215170171>

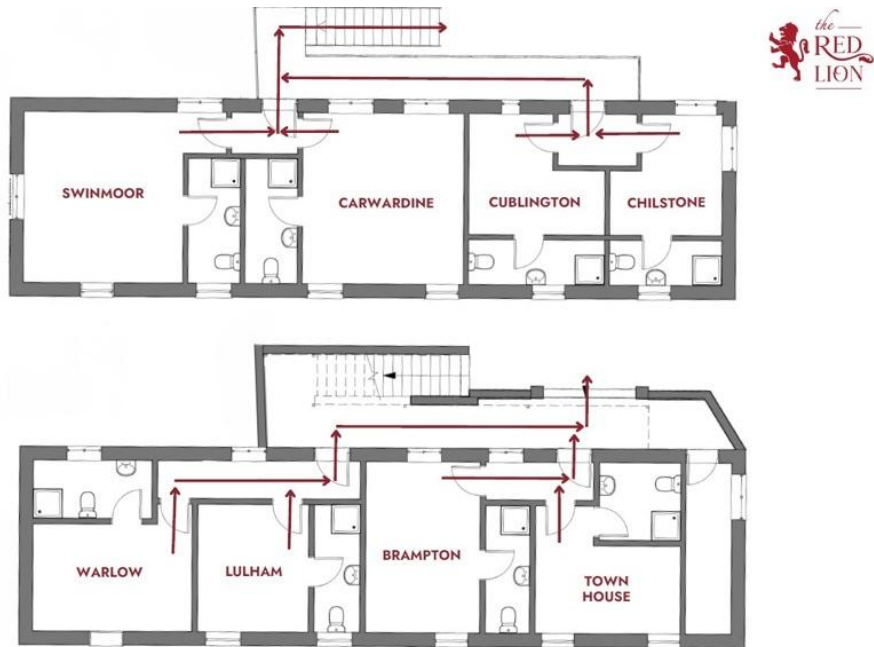
INSTAGRAM

https://www.instagram.com/theredlionmadley?utm_source=ig_web_button_share

www.redlionmadley.co.uk







Tenure & Price

LEASEHOLD £18,500 (Heads of Terms on page 12)

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Licences

A full Premises Licence is held.

Licensing hours 11am to 12:30am Sunday to Thursday and 11am to 1:30am Friday and Saturday.

Services

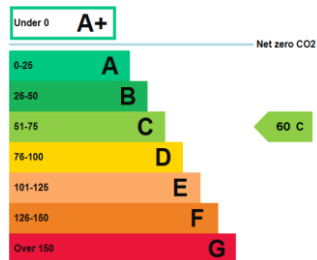
All mains services are connected.

Gas fired central heating.

CCTV

Local Authority: Herefordshire Council – 01432 260000

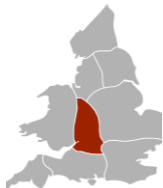
Rateable Value: £3,853 from 1 April 2026



Certificate 2085-7401-4739-6019-4285



LEASEHOLD	£18,500 too include goodwill. Stock at valuation in addition
TERM	Six years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to three months' rent in advance.
RENT	£50,000 plus VAT per annum, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
FIXTURES & FITTINGS	Will be retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair).
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	VAT will not be payable on the premium but will be payable on the rental payments.



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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.