



The Red Lion

North Street, Digby, Lincoln, Lincolnshire, LN4 3LY

- Located Centrally Within The Lincolnshire Village of Digby
- Stone Fronted 2 Storey Detached Freehouse & Restaurant
- Main Bar (32), Restaurant (30), Games Room & Snug (16)
- Detached Garden/Function Room (28) & Rear Trade Garden (24)
- Commercial Kitchen & 2 Room Ground Floor Cellar
- 4 Double Bedroom High Spec Private Owners Accommodation
- Kids Play Area, Car Park (18) & Double Garage

Freehold | £350,000



LOCATION

The Red Lion is situated in the quaint Lincolnshire village of Digby. The village is approximately 13.6 miles (26.2 km) south from the county capital and cathedral city of Lincoln, 35.9 miles (57.7 km) west of the coastal seaside resort town of Skegness and 6.7 miles (10.7 km) north of the market town of Sleaford. The A1 Motorway can also be found 20.4 miles (32.8 km) west.

The property lies 3.9 miles (6.2 km) east of the A15 which stretches from Market Deeping, Peterborough in the south to Hessle, Hull in the north. The village is served by the Ruskington Train Station 3.2 miles (5.1 km) south which runs on the Peterborough to Lincoln line in between Sleaford and Metherringham; Regular village bus services also allow travel to the nearby town of Sleaford and Metherringham village. The nearest airport is Humberside International Airport which is located 45.6 miles (73.3 km) north.

The area benefits from a variety of notable landmarks and amenities such as the picturesque Lincolnshire Wolds, an area of outstanding natural beauty, Tattershall Castle built in 1231 and the famous Lincoln Cathedral. Also found within the village is a C of E primary school, convenience store, war memorial hall and the Grade I listed St. Thomas Martyr's church.

The Red Lion which dates back to the early 1600's occupies a characterful two-storey detached brick building with feature stone frontage under pan tiled roof. The property benefits from being situated in a prominent position adjacent to the renowned Digby Cross in the centre of the village on the corner of Church Street and North Street. The property enjoys views over the gothic village church and Springwell Brook Waterway.

PROPERTY

GROUND FLOOR

Entrance to the property is via Church Street directly into the Foyer/Entrance Hall which gives access to the Lounge Bar/Main Bar and Restaurant. The Lounge Bar/Main Bar has seating for 32, carpet flooring, wall lights, open coal fireplace, television, fitted music system and original feature beams. Bar Servery having triple drinks fridge and, wine cooler, glass wash, sink and till. This room leads through to the Games Room which has a pool table, ceiling lights, dartboard and carpet flooring. Restaurant which has seating for 30, wall lights, carpet flooring, an extension of the bar servery, feature hanging bar lights. Adjacent to this room is the Snug which has seating for 16, wall lights, carpet flooring, feature display cabinet, feature beams. Rear Hall which gives access to the Male and Female WC's, the outside car park and commercial kitchen.

Commercial Kitchen includes six burner gas hob and oven, non slip flooring, two freezers, two fridges, extractor canopy, three domestic microwaves, griddle, two deep fat fryers, stainless steel pass, boiler cupboard, access to the first floor, stairs which includes a stair lift. The rear hall also gives access to the Cellar split into two rooms, a storeroom which includes a cooler, python system and ice machine and a barrel room which includes external access for the barrels, two freezers, drinks machine, one fridge.

FIRST FLOOR

Owners Accommodation comprising: Four Double Bedrooms. The master bedroom includes a dressing room and an en suite. Kitchen. Lounge Diner. Office. Bathroom which includes a jacuzzi bath, walk-in shower and twin sinks. Also off this floor is a roof terrace with water feature, outside lighting and electric sockets.

EXTERNAL

Car Park for 18 vehicles. Children's Play Area. Trade Garden with seating for 24 which is flood lit. Two Integral Outbuildings. Undercover Storage Area. Workshop, Double Garage. Private enclosed Owners Garden. Detached Garden Room/Function Room with seating for 28 which includes laminate flooring, wall lights and a music box.

Note: A verbal agreement is in place with the adjacent village hall for overspill parking which has extra space for 20 additional vehicles.

THE BUSINESS

Our clients have operated The Red Lion for just over 9 years and during this time have transformed a poorly performing tired public house into a profit making business and high specification freehouse and restaurant while maintaining its character by embracing its original features alongside a modern décor and ambience. The property and business are now well established and boast a 5 star hygiene rating from the Food Standards Agency (FSA) as well as the major accolade of being The Taste Of Excellence Lincolnshire pub of the year 2017, Select Lincolnshire pub of the year for 2018 and 2019.

Positively reviewed by both the local community and a variety of websites including Trip Advisor, The CAMRA Good Pub Guide and WhatPub.com this successful business has a core community audience/following made up of local residents, Royal Air Force (R.A.F) employees from the nearby camps and destination food goers. A traditional rustic menu using locally sourced and fresh ingredients is twinned with a door to door takeaway delivery service which accumulates into a high turnover destination food business which also benefits from a variety of quality cask ales, craft beers, premium lagers and fine wines. The property currently has both darts and pool teams that partake in the local county leagues, a plethora of themed nights and live entertainment evenings also contribute to the business's turnover.

The business is currently affirmed by our clients and six part-time staff that entwine to oversee the positively reviewed service and menu. It is in our opinion that the introduction of presenting live sporting events, an extension of the current limited opening hours and the conversion of the private accommodation into letting rooms (STPP) would lead to an increase in turnover. The business is currently supported by a dynamic website and social media accounts which will be passed over to the subsequent buyer on completion. A branded company vehicle could also be included within the sale subject to the subsequent buyer offering a fair overall price.

We are advised that the most recent net turnover for June 2022 stands at £284,773, resulting in a net profit of £69,867. Further accounting detail will be made available to serious parties following a formal viewing.



TENURE & PRICE

FREEHOLD £350,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business, with all communications directed through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

A Full Premises License is held.

Opening Hours

Monday - Closed

Tuesday - 6.00pm - 10.30pm

Wednesday - Thursday: 11.30am - 3.00pm Evening: 6.00pm - 10.30pm

Friday - Saturday: 11.30am - 3.00pm Evening: 6.00pm - 11.30pm

Sunday: 12.00 - 3.00pm Evening: 7.00pm - 10.30pm

Food Available: 12 Midday - 2.00pm Evening: 6.00pm - 9.00pm

Sunday Lunch: 12 Midday - 2.00pm - No Evening Service

SERVICES

All mains services are connected. The property also benefits from having both Burglar & Fire Alarms.



More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

96

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

EPC Reference: 0030-0538-1010-6072-6092

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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