



Red Lion

Axford, Marlborough, Wiltshire, SN8 2HA

Freehold £450,000

- Between Marlborough and Hungerford
- 16th Century village free house close to Berkshire border and M4
- Lounge area, bar and dining room (60)
- Five bedroom accommodation
- Large car park (25) and terraces
- Currently closed and partly renovated

Ref: 92006

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SP Sidney
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LOCATION

The Red Lion stands in the hamlet of Axford, approximately two and a half miles west of the affluent large village of Ramsbury. The Red Lion stands in the Kennet Valley close to the Berkshire border. The market town of Marlborough is approximately four miles to the west with the Berkshire town of Hungerford approximately seven miles to the east. The major town of Swindon is approximately fourteen miles to the North.

The Kennet Valley is a favoured residential location benefitting from its good access to the M4 motorway and the desirable towns and villages within the vicinity.

The Red Lion is believed to date from the 16th Century. It is an attractive property side onto the village road and set back from its large car park. The main construction is of rustic brick and flint with more modern extensions having been added.

TRADE AREAS

GROUND FLOOR

Small CONSERVATORY entrance with an inner hallway having LADIES and GENTLEMEN'S TOILETS leading off.

The LOUNGE AREA contains fine character features with parquet wood floor in front of a feature rustic brick fireplace, exposed timber beams, with pine tongued and grooved wall panelling. The MAIN BAR is split level overlooking the side terrace, with a mixture of wood effect flooring and fitted carpeting. Wood panelled BAR SERVERY COUNTER. This room has seating for circa 20 patrons.

Offset is the DINING AREA which can hold seating for circa 40 patron. This also overlooks the side terrace. Fitted carpeting, exposed timber beams, with a rustic brick and flint feature wall.

The CATERING KITCHEN is galley style with immediate access from the dining area.

BASEMENT

REFRIGERATED BEER CELLAR with access from the Lounge Bar.

OWNERS ACCOMMODATION

At ground floor level is a recently refitted DOMESTIC KITCHEN/DINING ROOM to a high specification with offset storage room and external access.

At first floor level there are THREE DOUBLE BEDROOMS, with EN SUITE FACILITIES, one having a luxury BATHROOM with shower and walk in wardrobe. LAUNDRY ROOM.

At second floor level are a further TWO BEDROOMS which feature heavily exposed timber beams in the roof apex.

EXTERNAL

CAR PARK with space for 25 vehicles. Side recently paved TERRACE adjacent to the dining area and main bar. Inner slabbed courtyard with access from the lounge area. OUTBUILDINGS including a WALK IN COLD ROOM and a GARAGE with up and over door.

THE BUSINESS

In the present owner's hands since 2019, during this time the business has remained closed. Historic trading accounts are not available. No trade is sold or warranted. Prospective purchasers must make their own assessment as to the likely trade levels and potential profitability.

The Red Lion has vast scope to greater utilise its large trading space and affluent trading location.

LICENCE

A Premises Licence is held for supply of alcohol, and late night refreshment. Permitted hours are 10:00 until 23:00 Monday to Saturday and 12:00 until 22:30 Sunday.

SERVICES

All mains services are connected. There is gas fired central heating.

LOCAL AUTHORITY

Wiltshire District Council,
County Hall,
Bythesea Road,
Trowbridge BA14 8JN
Tel No: 0300 456 0100

RATEABLE VALUE

£2,625



TENURE & PRICE

FREEHOLD £450,000 to include fixtures and fittings. Stock at valuation in addition.

OVERAGE

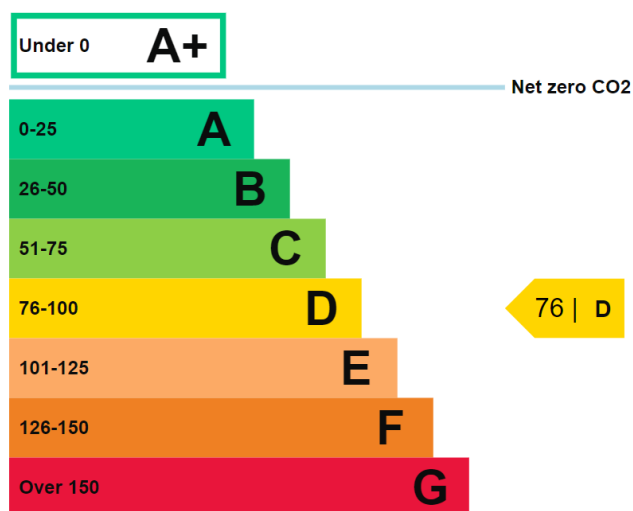
This property is being sold with an overage. This covenant will be 20 years in length and 40% of any profit realised due to residential change of use or development.

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

Viewing strictly by appointment only.



This property's current energy rating is D.



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EPC Reference: 0880-0932-3599-9700-9096

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