



The Red Lion Inn

Raithby, Spilsby, Lincolnshire, PE23 4DS

Tenure: Freehold

Price: £325,000

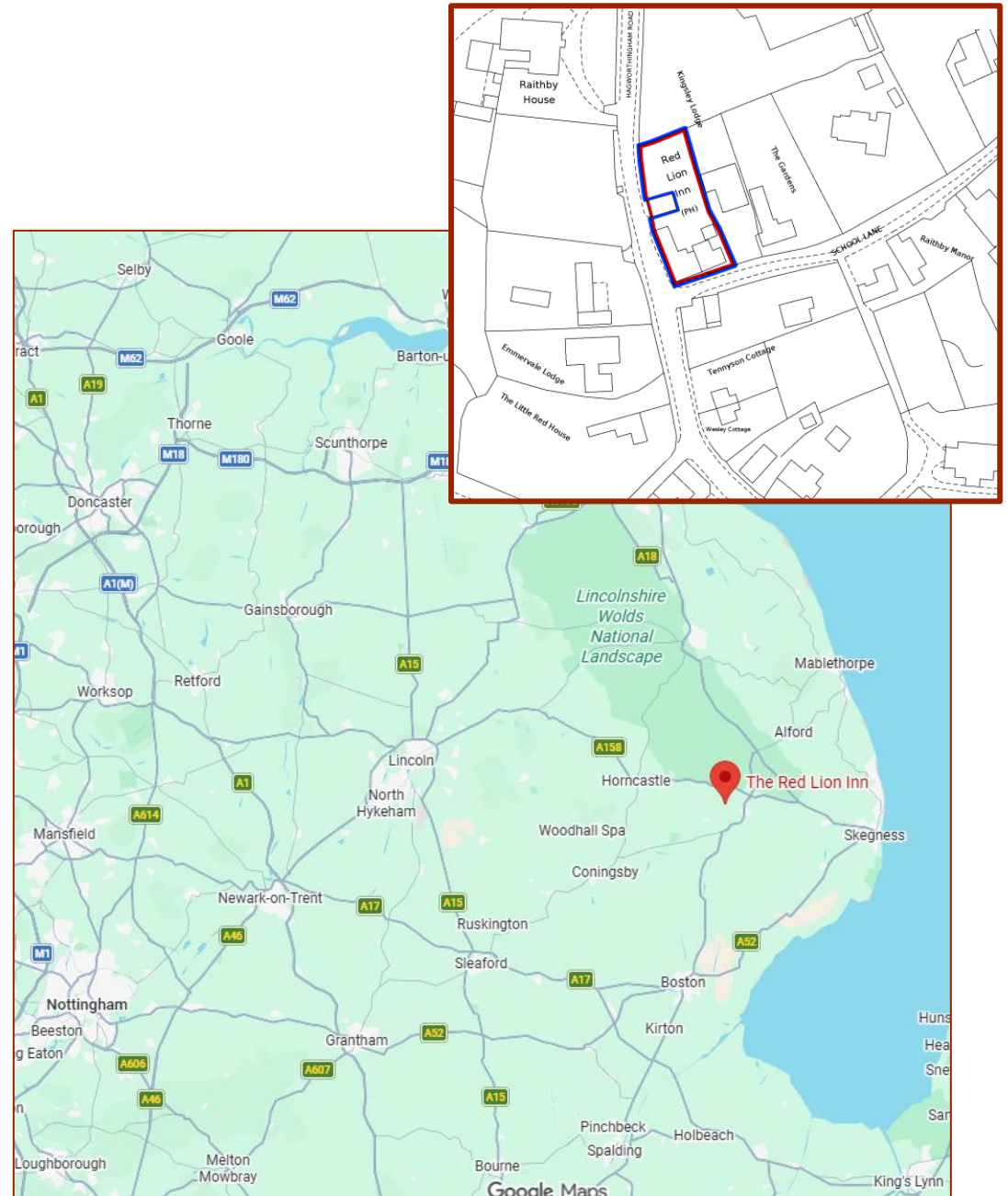
Ref: 96464

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Lincolnshire village close to Spilsby and the A158
- Detached 18th century public house and restaurant
- Three en suite letting rooms & private manager's flat
- Basement cellar and fully-fitted commercial kitchen
- Trade patio, service yard and storage outbuilding
- Large car park & detached former brewery/dwelling



Trade Areas

Front entry via School Lane, leading directly into the MAIN BAR which comprises three trade areas and has combined seating for 24, two open fireplaces, carpet flooring, a log burner and a wooden main bar servery with enclosed staircase behind. The staircase leads down to the open plan basement CELLAR which benefits from an external barrel drop. RESTAURANT with seating for 22, an open fireplace, carpet flooring and exposed feature brick walls. SNUG/DINING ROOM with seating for 14, carpet flooring and entry to the fully-fitted COMMERCIAL KITCHEN which has stairs up to the first-floor private accommodation and an external door out to a service yard. INNER HALL with entry to LADIES' and GENTLEMEN'S TOILETS. REAR HALL with access to the letting accommodation.

Manager's Accommodation

First floor: Accessed via an enclosed staircase in the commercial kitchen. LOUNGE. DOUBLE BEDROOM. SHOWER ROOM.

Letting Accommodation

Ground floor: LOUNGE accessed internally via the rear hall or externally via a private door from the rear trade patio. DOMESTIC KITCHEN with UTILITY CUPBOARD.

First floor: THREE DOUBLE BEDROOMS, each with SHOWER EN SUITE. SINGLE BEDROOM. SITTING ROOM/OFFICE.

External

FRONT TRADE PATIO with seating for 12. REAR TRADE PATIO with seating for 60 and a sheltered BBQ AREA. SERVICE YARD with gas bottle store and a single storey OUTBUILDING utilised as a fridge/freezer store. REAR CAR PARK with an OIL TANK and space for 14 vehicles.





Detached dwelling (formerly utilised as a brewery)

Ground floor: LOUNGE. KITCHEN. INTEGRATED SINGLE GARAGE. REAR HALL with staircase to the first floor.

First floor: KITCHEN. LOUNGE. BATHROOM. DOUBLE BEDROOM.

The Business

From 2018 until 2026, The Red Lion Inn traded under a tenanted operation as a traditional public house and restaurant. The venue has three en suite letting bedrooms which were most recently utilised as manager's accommodation whilst the pub's dedicated, one-bedroom, private manager's flat was used as a storage area. A new operator may wish to relaunch the letting bedrooms to create a new income stream. The conversion of the detached dwelling in the car park to additional letting accommodation (STPP) may also lead to an increase in trade.

The pub's kitchen was renowned for its 'British Classics' menu which used fresh, local and seasonal ingredients and led to the business being awarded 'Best Dining Pub of the Year' at the 2024 Lincolnshire Life Magazine's Taste Of Excellence Food & Drink Awards. The venue was also renowned for its classic car rallies and bike nights. Following the most recent tenants' decision to leave the business, our clients now wish to sell the property.

No trade is sold or warranted and historic trade accounts are unavailable. Prospective purchasers must make their own assumptions as to the likely level of trade which could be enjoyed at this outlet.





Tenure & Price

FREEHOLD £325,000

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held permitting the retail of alcohol:

Seven days a week: 10:00 – 02:00.

Services

Mains electricity and water are connected. Septic tank drainage. LPG cooking facilities and oil-fired central heating.

Rateable Value: £11,500.

Local Authority: East Lindsey District Council.









Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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.