



The Red Well Country Inn

Kirkby Lonsdale Road, Arkholme, Lancashire LA6 1BQ

Tenure: Freehold

Price: £425,000

Ref: 96125

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- 17th century country inn
- Lune Valley village
- Public house (undeveloped)
- Café/bar (50)
- Seven letting bedrooms
- Carpark (46) and trade gardens



Location

The Red Well Country Inn is located in the Lune Valley, between the villages of Arkholme and Over Kellet, in the county of Lancashire. The property lies on the edge of the Forest of Bowland and is within easy reach of the Yorkshire Dales and the Lake District National Park. The valley is hugely popular with tourists who are attracted to the many holiday parks and pleasant walks the area has to offer. The villages lie on the B6254 and are served by Junction 35 of the M6 motorway which provides northbound access to the A65 and connections to Skipton and West Yorkshire.

The Property

The property, which dates to the 17th century, gets its name from the well situated to the back of the property. Local lore has it that witchcraft once turned the water red! This substantial, detached property is stone built over two storeys under a pitched slate roof and comprises:



Trade Areas

GROUND FLOOR

Former public house/restaurant area which is currently undeveloped/undergoing renovation and offers two sizeable rooms, an ON LEVEL CELLAR and a TOILET BLOCK.

CAFÉ/BAR which is stylishly decorated and furnished and retains many original features including exposed stone walls, a feature fireplace with log burner, floor to ceiling windows and wood/carpet flooring. BAR SERVERY with well equipped back bar and SNUG AREA. This whole trade area offers seating for approximately 50. Offset is a well-equipped and good sized TRADE KITCHEN with Altro nonslip flooring, kitchen appliances and effects. Separate PREP AREA, POTWASH ROOM and REFRIGERATION ROOM. LADIES' and GENTLEMEN'S TOILETS adjacent to the café trade area.



Letting Apartment

FIRST FLOOR

APARTMENT: with open-plan, fully equipped KITCHEN/DINING AREA featuring kitchen island and integrated appliances. Spacious LOUNGE AREA with sofa seating and carpet flooring. GAMES ROOM with pool table. Private WC.

One open-plan LETTING ROOM with two bunkbeds (sleeps 4) and en suite shower room. One further LETTING ROOM with three single beds and an EN SUITE SHOWER ROOM.

Letting Accommodation

The property also has five individual letting rooms which are also stylishly decorated and furnished. They comprise:

FOUR DOUBLE BEDROOMS and ONE TWIN ROOM. All letting rooms have built in wardrobes and EN SUITE SHOWER ROOMS.







External

Parking to the front of the property to accommodate 6 vehicles. Main CAR PARK to accommodate 40.

Enclosed, decked TRADE PATIO at the rear of the former bar area.

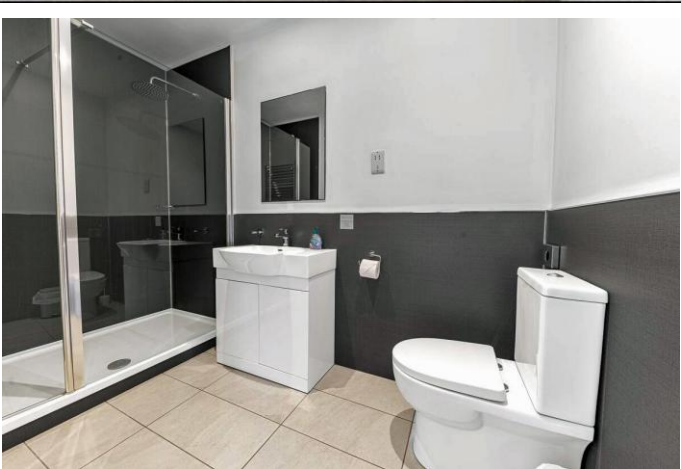
The self-service apartment has private access to a split-level DECKING AREA with sheltered seating, sauna and hot tub.

The Business

The Redwell Inn is now closed but formerly a well-established country inn offering locally sourced food and ales. It now operates solely as letting accommodation. The former bar area is currently undeveloped and provides an opportunity for a new buyer to develop this side of the business further or, alternatively, to seek change of use to letting accommodation (subject to the relevant planning permissions). In its current configuration with the bar/restaurant and letting rooms, our clients advise net sales are in excess of £400,000 per annum and suggest there is huge potential to increase trade further. Trading accounts can be made available to serious parties upon request and with the consent of our clients.

The letting rooms and self-service apartment are hugely popular and are marketed on Airbnb as well as via social media.









Tenure & Price

FREEHOLD £425,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Property is elected for VAT. VAT will be levied on the sale price at the standard rate. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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 (LAPLWA0780) permitting the opening hours of:

10:30 – 01:00 seven days a week

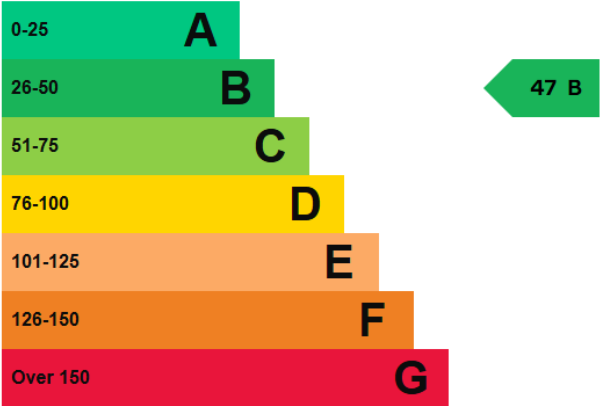
Services

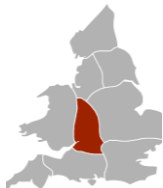
Mains electricity, water and gas are connected.

Septic tank drainage.

Rateable Value: £22,000.

Local Authority: Lancaster City Council.





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Business Mortgages

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