



The Red Lion Inn

The Common, Baddesley Ensor, Atherstone, Warwickshire, CV9 2BT

Tenure: Freehold

Price: £450,000

Ref: 94591

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

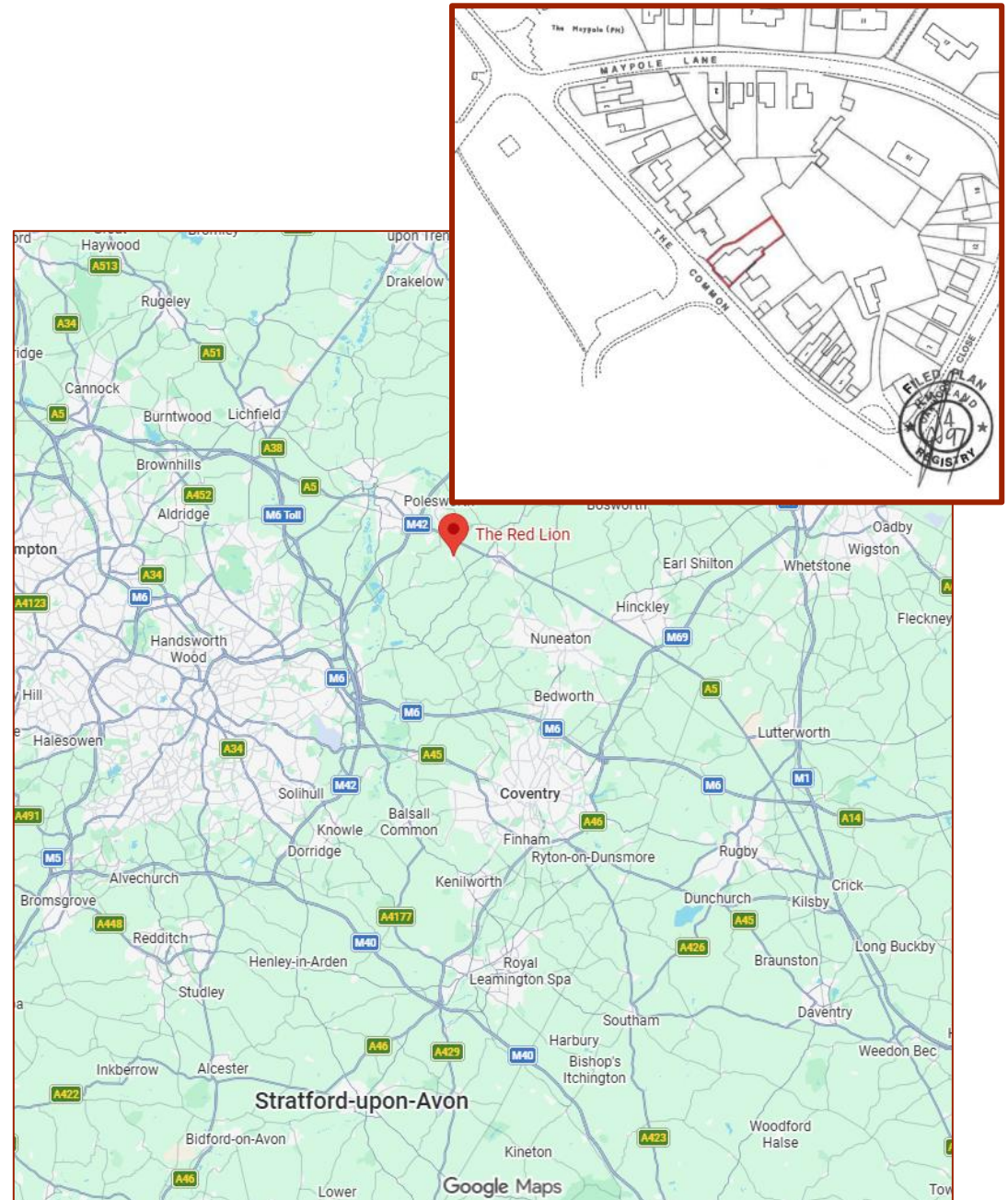
- Character village pub
- Well-established trade
- Traditional style of business offering wet-sales only
- Operating on limited hours
- Sales inc of VAT: £4,000 per week approximately
- Scope to increase trade

Location

The village of Baddesley Ensor is located in North Warwickshire some three miles west of Atherstone and runs into the village of Grendon with forms part of the Parish. The village has excellent communication links being beside the A5 which provides easy access to the surrounding area and a number of those main roads, namely the M5, M42 and M40. The village grew during the Industrial Revolution with a number of collieries in the area, but since the demise of the pits it has become a sought-after commuter village for those seeking employment in the nearby Warwickshire/Staffordshire area and Birmingham conurbation. The village is well known for its common which stands opposite the Red Lion.

The Property

The Red Lion is a character cottage style property that is thought to originate from a pair of 18th Century cottages that were later developed circa 1850 to provide a public house serving the nearby collieries. The property appears to be constructed in the main of stone and brick with part render and colour washed elevations under pitched tiled roof. It offers character trading area at ground floor with private and trading areas outside. Comfortable private three-bedroom accommodation. The public house does not have its own car park but stands opposite the Baddesley Common and a large public car park that can be used by patrons if required.



Trade Areas

Front Entrance leading into OPEN PLAN LOUNGE BAR of considerable character having heavily beamed ceiling, quarry tile and stripped wood floor. Part wood panelled walls and two feature fireplaces. Wood panel fronted bar counter with mirror back display. Seating 60 comfortably.

LADIES and GENTLEMEN'S TOILETS.

BASEMENT CELLAR with two sections, one keg, one cask. It drops from the side of the property.

Owners' Accommodation

Ground Floor: DOMESTIC KITCHEN.

First Floor: LOUNGE. OFFICE/SINGLE BEDROOM. FAMILY BATHROOM.

Second Floor: LARGE DOUBLE BEDROOM with shower and hand basin. GUEST BEDROOM, large double.

External

To the front is a GARDEN AREA with 'A' framed picnic benches for 18. To the side is PRIVATE PARKING for two vehicles. Private YARD AREA with storage shed. Timber constructed smoking solution with heat lamps and seating for 12 comfortably. REAR PRIVATE GARDEN with block paving and lawned sections. Timber constructed storage shed. *Note: This has previously been used as a trade garden but has been private for a number of years.*



The Business

The business trades as a traditional village pub offering wet sales only to the local community. It is well established being in the same owners’ hands since 1996 and operates on limited hours:

- Monday to Thursday: 19:00 – 23:00
- Friday: 16:00 – 23:00
- Saturday: 12:00 – 15:00 then 19:00 – 23:00
- Sunday: 12:00 – 15:00 then 19:00 – 20:30

The business also supports badminton and table tennis teams. It is well known for its real ales offering six continuously. Our clients accounts show evidence of the business achieving sales inclusive of VAT of £4,000 per week. The business operates with minimal staff and is profitable for an owner operator.

Tenure & Price

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

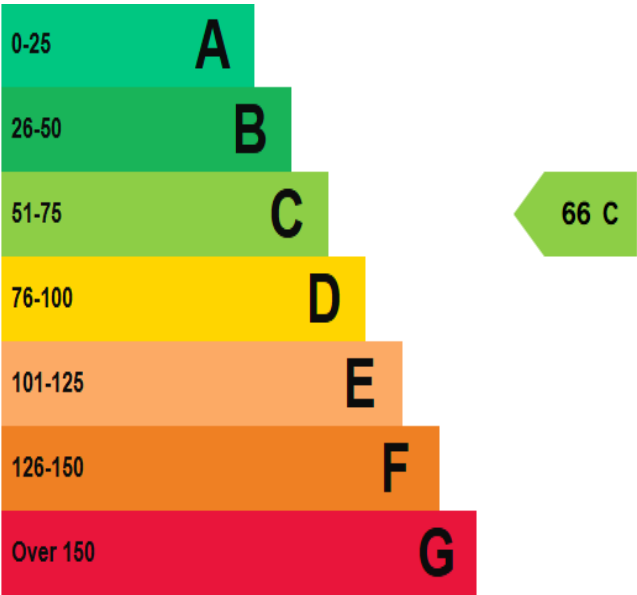
No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held permitting the retail of alcohol:
Seven days a week: 11:00 – 00:00

Services

All mains services are connected. The property benefits from gas fired central heating.
Rateable Value: £10,000
Local Authority: North Warwickshire Borough Council







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