



Red Lion

Ashford Road, Badlesmere Lees, Faversham, Kent, ME13 0NX

Leasehold £95,000

- Arterial road location outside of Faversham
- Very well presented freehouse
- Bar and dining areas (46)
- Spacious three bedroom accommodation
- Ample outside seating (200) with additional paddock
- Profitable business well known for unique food offering

Ref: 22349

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LOCATION

The Red Lion is situated in the Kentish village of Badlesmere, in the Swale District. The village lies approximately 5 miles south of Faversham on the busy arterial Ashford Road. This picturesque area of Kent is well known for its central position along the North Downs, which boasts a large number of walking and cycling routes.

Badlesmere lies equidistant between the M2 (running between Thanet and London at the Dartford Crossing) and the M20 (running between Dover and the M25 at Swanley).

Mainline railway services are available from Faversham providing services into London Victoria, St Pancras International and Dover Priory. Furthermore Ashford International provides High Speed 1 services into Ebbesfleet International, Stratford International and Pancras International.

The Red Lion occupies a notable roadside public house originally constructed in 1546 as farm dwellings, later converted into a pub in 1728. This Grade II listed property has been wisely invested in during our client's occupation and as a result is presented to a high standard throughout with little need for initial investment.

TRADE AREAS

Entrance from the front of the property into BAR AND DINING AREA. This area is presented in a homely and welcoming manner, incorporating exposed timbers, exposed brick work, a combination of stripped wood and brick flooring, open brick fireplace and decorative hops. The bar is centralised around a wood built bar servery which provides seating for 6 in addition to loose tables and chairs for 26 covers.

Offset there is a further DINING AREA presented with stone flooring and log burner. This provides further seating for 20.

Offset are LADIES AND GENTLEMAN'S TOILETS.

Located to the rear of the property is a fully fitted TRADE KITCHEN equipped with an extensive range of commercial facilities including a chargrill, 6 burner range cooker and convection oven. Offset there is dry store as well as a separate washup area with walk in fridge and freezer.

The property is serviced by a well kept BASEMENT CELLAR.

OWNERS ACCOMMODATION

FIRST FLOOR

Spacious and well presented owners accommodation comprising:

- THREE DOUBLE BEDROOMS
- LIVING ROOM
- BATHROOM with additional shower
- LIVING ROOM
- OFFICE AREA
- KITCHEN
- LAUNDRY ROOM

EXTERNAL

To the side of the property there is a tarmacked CAR PARK with space for 25 vehicles.

To the rear of the property there is a TRADE PATIO and BEER GARDEN centralised around an impressive beech tree. This garden and patio is capable of providing seating for 200 patrons with ease. Offset is GARAGE STORAGE.

The property benefits from a private OWNERS GARDEN.

Furthermore there is a PADDOCK AREA which is often used for camping and holding events such as weddings and outdoor cinemas. This area benefits from outside WCs.

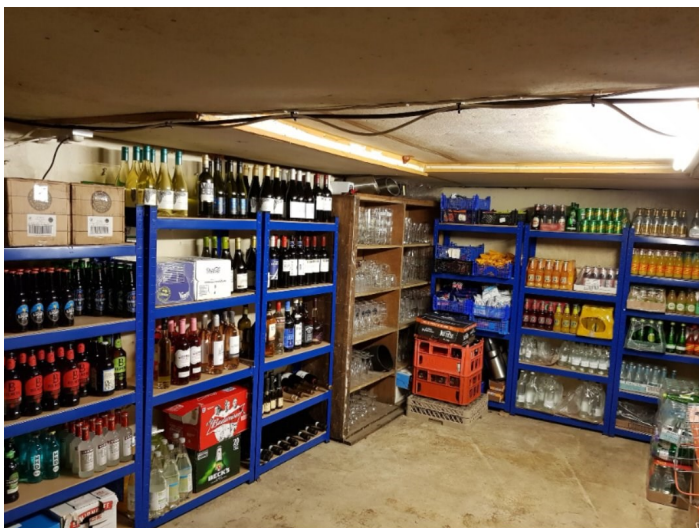
THE BUSINESS

Our clients have owned and operated the Red Lion since March 2017 and during this time have taken on run of the mill wet led pub and converted it into a popular and profitable food led business. The business is well known for its Ceoliac food offering, the only independent operator in the UK to do so. The Red Lion prides itself on its locally sourced produce and ales and as a result enjoys strong Google reviews and TripAdvisor reviews being the second top rated venue in Faversham.

Management accounts for the period ending April 2022 show a net turnover of £329,708, split approximately 40% to wet sales and 60% to dry sales. The business enjoys strong gross profits with the GP for wet sales standing at 68.8% and 67.5% for dry sales. Adjusted net profit stands at £88,917. Further accounting detail can be made available to serious parties following a formal viewing.

The Red Lion would suit an enthusiastic hands on operator who could continue on the hard work and sturdy business created by the current owners, whilst capitalising on the vast potential of the paddock to hold further events and increase the number of campers utilising the land.





TENURE & PRICE

LEASEHOLD £95,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Property is held on a part repairing and insuring lease agreement from a private landlord, providing for internal and external decorative repair only. The lease is for a term of ten years commencing 10 October 2017. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £24,000 per annum subject to a 12% turnover rent, capped at £35,000 per annum. The lease is free of all trade ties.

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

LICENCE

A full Premises Licence is held.

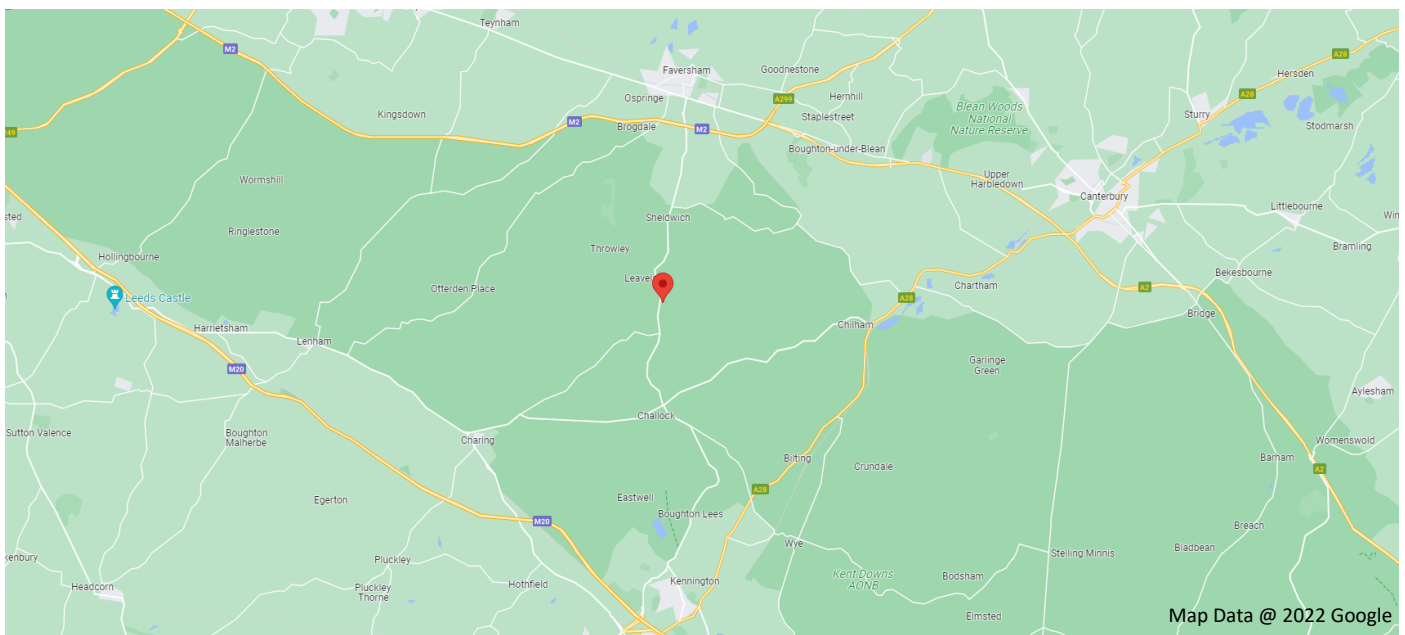
SERVICES

Mains electricity, water and gas.

Drainage via cesspit with fat trap

Local Authority: Swale District Council.

Rateable Value: £12,500 subject to rural rates relief and therefore no rates are payable.



BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

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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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