



Red Lion Inn

St. Mary Street, Cardigan, Ceredigion, SA43 1DH

Freehold £375,000

- Four quality en suite letting bedrooms
- Character cottage style pub
- Open plan lounge bar
- Enclosed beer patio
- Sales approximately £350,000 per annum excl. VAT
- Currently operated under management

Ref: 2866

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SP Sidney
Phillips



LOCATION

Cardigan is the historic count town of Cardiganshire but now the second largest town in the county of Ceredigion, behind Aberystwyth. The town has a rich history, being developed around a Norman Castle built in the late 11th Century on the banks of the River Teifi. The town developed as a busy port positioned on the tidal reach of the river, with easy access to Cardigan Bay. The town continued to grow until the early 20th century when its importance waned due to its port being too shallow for more modern and larger vessels. The town is a thriving centre, being ranked third on the Time Out's 15 places to visit in 2023 for its mixture of ancient history, modern comforts, beautiful landscapes and the sea being just in reach. It has its own charm being an old-fashioned Welsh market town with more modern private artisan operators in both retail and the food industry developing in recent years.

The Red Lion is an historic cottage-style public house of stone and brick construction with render and colour washed elevations under pitch slate roof. It is located on St. Mary street in the town centre but just off the main high street and within walking distance of the same, close to the banks of the River Teifi. The property itself has undergone much investment by the current owner and developed five quality en suite letting bedrooms at first floor. The business has operated successfully for a number of years and has become available for sale as the current owner is relocating to another part of the country. It currently operates as a 'Lock-up' with all rooms purposed for letting.

TRADE AREAS

Ground Floor:

Front entrance leading into open plan LOUNG BAR seating approximately 50 with ample room for more standing. The room has considerable character having partially exposed beam ceiling, stripped wood and carpeted floor. Part wood panelled and exposed stone walls. Two feature chimneys, one having solid fuel burner. Wood panel fronted bar counter with matching back bar fitting. Ladies' and Gentlemen's TOILETS.

Small CATERING KITCHEN with partially stainless-steel clad walls, tiled floor, selection of commercial and domestic style catering effects and equipment.

Ground floor CELLAR with access from the internal yard providing two STORE ROOMS and KEG CELLAR.

First Floor:

OFFICE



LETTING ACCOMMODATION

Located on the first floor and comprising of four EN SUITE LETTING BEDROOMS. LAUNDRY ROOM.

EXTERNAL

INTERNAL COURTYARD with decking, timber constructed smoking solution and ability to seat up to 40.

THE BUSINESS

The business operates as a traditional public house with accommodation, offering wet sale only through the bar. It opens 11:00 – 23:00 Monday to Thursday, 10:00 -01:00 Friday and Saturday, and 10:30 – 23:00 Sunday. It has operated successfully under the current owner for a number of years and more recently under management but due to the owner relocating to another part of the country. The decision has been made to sell the business.

Our clients accounting information for the financial year ended 2024 expected to show sales exclusive of VAT of approximately £350,000.



TENURE & PRICE

FREEHOLD £375,000 to include goodwill and fixtures & 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.

LICENCE

A full Premises Licence is held under premises licence number: PRM0175.

SERVICES

All mains services are connected.

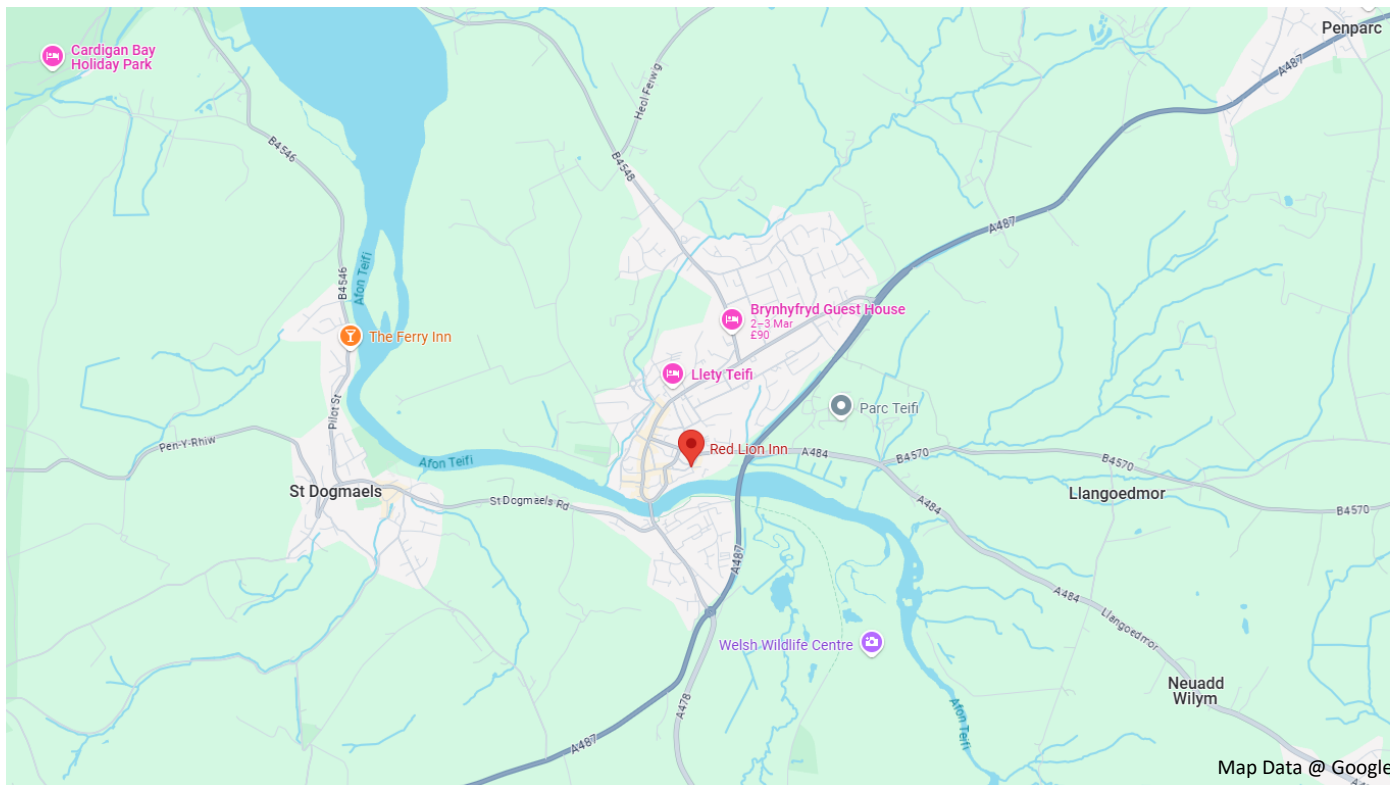
Local Authority: Ceredigion County Council

It provides the supply of alcohol between the hours of:

Monday – Thursday: 10:00 – midnight

Friday & Saturday: 10:00 – 02:00

Sunday: 10.30 – 23.30



awaiting
epc

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.

EPC Reference: N/A

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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