



The Lion at Pennard

Glastonbury Road, West Pennard, Glastonbury, Somerset, BA6 8NH

Tenure: Leasehold

Price: £48,000

Ref: 96576

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Historic 15th century freehouse with rooms
- 'A' road near Glastonbury
- Character flagstone bars & dining rooms
- 12 refurbished, en suite letting bedrooms
- Skittle alley. Tenant's apartment
- Patio & large car park

Location

The Lion at Pennard is a prominent public house and hotel adjacent to the A361, two miles northeast of the historic Somerset town of Glastonbury. On the fringe of the village of West Pennard is Worthy Farm which hosts the famous Glastonbury Festival.

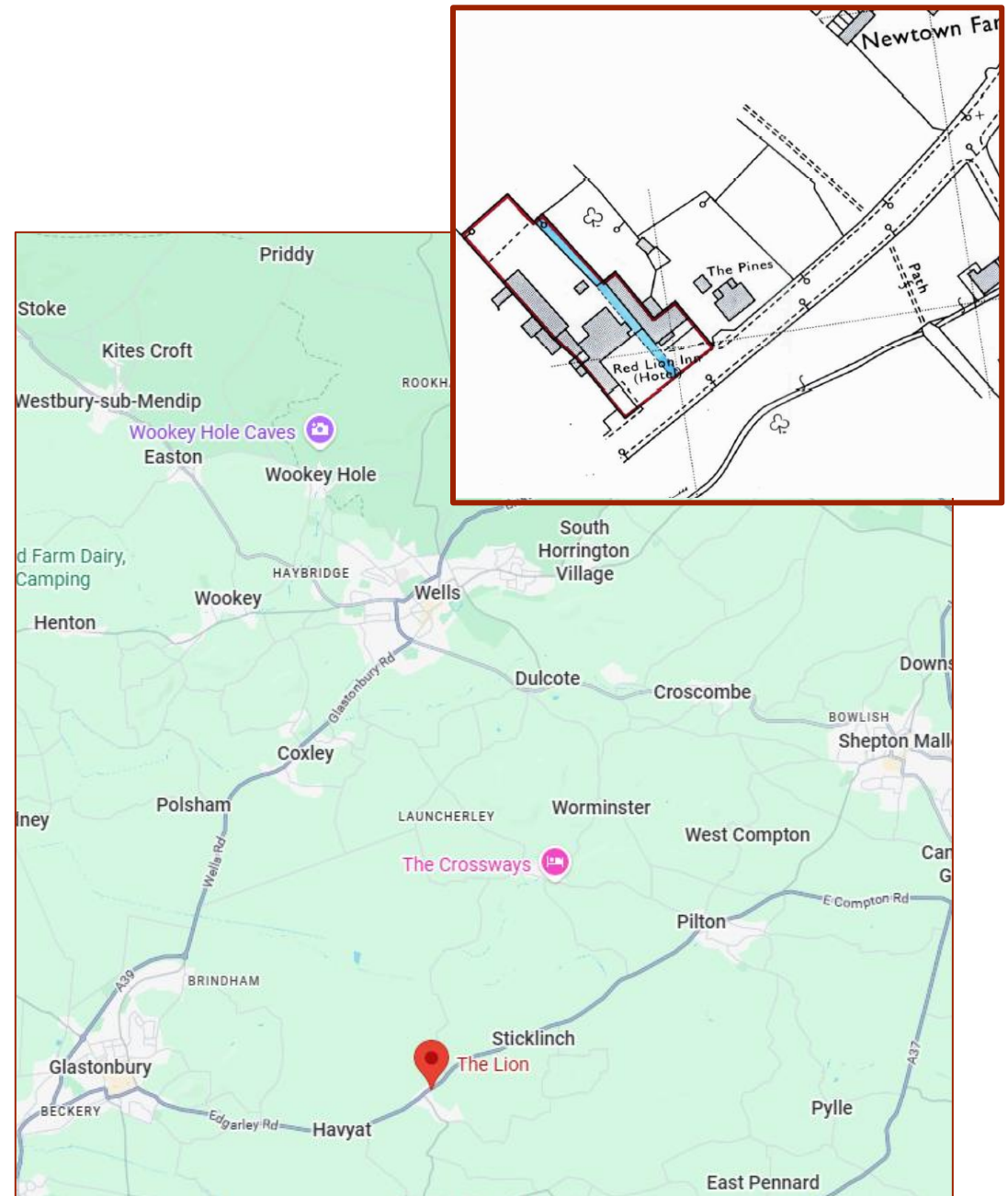
West Pennard is an ancient village with some fine period properties and is ideally located for visitors wishing to explore the area. It is easily accessible from the M5 motorway and close to the cities of Bath, Bristol and Wells; the latter being one of England's smallest cities. Also nearby is the town of Street which is home to the original Clarks Shoe Factory; the factory's buildings have now been converted into a designer shopping outlet.

The Property

The Lion at Pennard is a fine Grade II listed stone property of 15th century origins under a pitched pantile roof. It has rear additions under a flat roof. There is a two-storey outbuilding which houses the skittle alley and additional letting accommodation.

Over the course of the last decade, our clients have made significant investment in the property which is now in excellent condition and ready for a new operator.

The property is briefly described as follows:



Trade Areas

Front entrance into the main bar and restaurant. On the right-hand side is the RESTAURANT which can seat over 30 and has wooden floorboards, exposed stone walls and beams and a feature inglenook fireplace with canopy and inset log burner. The adjoining MAIN BAR has a panel fronted, polished top BAR SERVERY with stone wall back bar display. The main bar has a lounge area with an array of sofa and bar stool seating. An adjacent SNUG has fine original flagstones and a further inglenook fireplace with inset stove. PRIVATE DINING ROOM with a seating capacity of 40 and exposed stone walls. Rear hallway with access to LADIES' and GENTLEMEN'S TOILETS. CATERING KITCHEN with a comprehensive range of stainless steel equipment, including a Rational oven. WASH-UP AREA. Refrigerated basement BEER CELLAR.

Characterful two-storey BARN CONVERSION incorporating a large SKITTLE ALLEY with a wooden playing surface. The skittle alley is not currently used and if the new tenant does not wish to reinstate it, this area could be adapted for another commercial use subject to the necessary concerns. OFFICE and STAFF ROOM.

Owners' Accommodation

FIRST FLOOR

Accessed via an external staircase to the rear. The particularly spacious owners' accommodation enjoys a generous size SITTING ROOM, modern and well appointed KITCHEN, family SHOWER ROOM and THREE WELL PROPORTIONED BEDROOMS (two doubles, one single).

Letting Accommodation

All letting rooms are well maintained and tastefully furnished.

FIRST FLOOR (within the public house): 3 BEDROOMS (doubles), all with en suite facilities.





SEPARATE OUTBUILDING:

There are nine en suite letting bedrooms within the stone outbuilding.

GROUND FLOOR – 2 SUPERIOR BEDROOMS with en suite wet rooms (currently utilised as ‘accessibility rooms’).

FIRST FLOOR - 7 BEDROOMS (doubles/twins) with en suite facilities.

External

To the front is a forecourt PARKING AREA with ten spaces and a PATIO with tables, chairs and bench sets within a picket fence. To the rear is a large CAR PARK for a further 20 vehicles and a recently added REAR TRADE PATIO with additional external seating. An outbuilding adjoins the rear of the public house and incorporates storerooms and a dry goods store.

A separate and beautifully presented BARN CONVERSION houses the majority of the letting rooms, arranged around a traditional skittle alley, offering considerable versatility and scope for alternative uses (see above).

The Business

The Red Lion at West Pennard has been operated by a third party tenant since 2021 and during this period the business established a strong reputation within the local community as a popular destination dining venue, attracting customers from the surrounding area and further afield.

The letting accommodation is well-used by tourists visiting nearby attractions such as Glastonbury and Wells, as well as parents visiting pupils at Millfield School.

The business has historically generated annual net turnover in excess of £1,100,000 and benefited from particular strong demand during key local events including the Glastonbury and the Royal Bath & West Show, when the letting accommodation achieved full occupancy.

The previous tenant has now vacated the property and the Red Lion is currently available for a new operator. This provides an exciting opportunity to take on an established and well regarded destination pub and restaurant with significant scope for a new operator to build on its previous trading history and reputation.

The freeholders are seeking an experienced operator with ambition and expertise to take the business forward and realise the considerable potential offered by the property and its accommodation.

No direct approach is to be made to the business, please contact Sidney Phillips on 01460 259 100.

Tenure & Price

LEASEHOLD £48,000 (see terms on page 8).

Viewing strictly by appointment only.

Licences

A Premises Licence is held.

Services

Mains water, electricity and drainage are connected.
Underground propane tank for fuel.

Rateable Value: £19,300 as at 1st April 2026.
Local Authority: Somerset Council.





LEASEHOLD	£48,000 plus VAT for the fixtures and fittings. Stock, glassware, loose catering effects and linen at valuation in addition.
TERM	Six years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
SECURITY DEPOSIT	A bond equivalent to three months' rent in advance.
RENT	£45,000 per annum, paid monthly in advance. As the pub is temporarily closed our clients are prepared to consider applications with initially a reduced rent.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Partial tie (two beers from Glastonbury Brewery).
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will be payable on the Premium and rental payments.



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.