



Red Lion

High Street, Cheswardine, Market Drayton, Shropshire, TF9 2RS

Freehold £425,000

- Traditional village pub
- Recently undergone major investment
- Character trading areas
- Outstanding owners accommodation & self-contained bungalow
- Well established and profitable business
- Huge scope to increase trading hours

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LOCATION

The Red Lion is an attractive and well established public house that is reputed to date from 1741 and occupies an excellent trading location at the heart of this upmarket residential village. The main property is of predominately red brick with part rendered elevations under a pitched clay tile roof. It has undergone major investment from the current owners to include re-roofing, insulation, double glazed windows, heating and partial rewiring. In total, an investment of approximately £250,000 has been made and it is evident upon visiting the property that it will require little major investment for many years. In addition to the main building is the former brewery at the rear of the site which is a modern, red brick building that has been converted into excellent self-contained, two bedroom accommodation that can be used for extended family or potentially for letting.

The village of Cheswardine is a sought-after residential location approximately four miles south of Market Drayton in the outstanding Shropshire countryside, and is found by turning west off the A529. There are good road communication links throughout the area with the major towns and cities of Stoke-on-Trent, Whitchurch, Shrewsbury, Telford and Stafford all within 45 minutes drive.

TRADE AREAS

BAR with heavily beamed ceiling, carpet tile floor and feature inglenook fireplace with log burner. Seating for 24. Ample room for more standing. LOUNGE of similar décor with heavily beamed ceiling. Carpeted and stripped wood floor. Part wood panelled and exposed beam walls. Fireplace with log burner. Bench and pub style seating for approximately 20. Two section bar servery with access to both trading rooms.

SNUG with heavily beamed ceiling and tiled floor, comfortably seating 12. From this room are stairs to the first floor loft space with beamed ceiling and wood floor. This area is used for storage and an office with CCTV camera system.

LADIES' and GENTLEMEN'S TOILETS.

BASEMENT KEG CELLAR with drop from the front of the property.

OWNERS ACCOMMODATION

At first floor, offering large LOUNGE with double aspect. BATHROOM. Fully-fitted KITCHEN. Second floor with large, OPEN PLAN LANDING ROOM and large DOUBLE BEDROOM. *Note: the second floor could easily be reconfigured to offer two bedrooms.*

OUTBUILDING

This former brewery is now self-contained accommodation, being brick built with tile roof, and having side entrance leading into open plan KITCHEN/DINER and LOUNGE. DOUBLE BEDROOM. BATHROOM with full suite. All in excellent condition. External stairs leading to first floor: DOUBLE BEDROOM with en suite. Small PRIVATE GARDEN with storage shed.

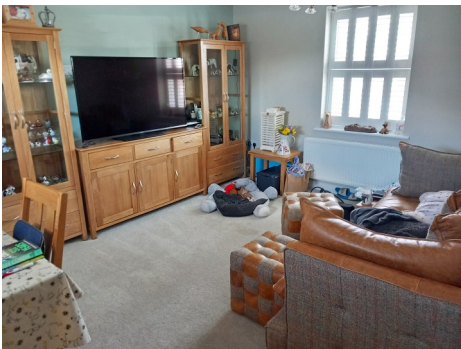
EXTERNAL

Large, timber constructed COVERED TRADING AREA and seating for approximately 30. Further BEER PATIO and bench seating for 30. To the front is draw-on CAR PARKING for four vehicles.

THE BUSINESS

The business is currently operated as a traditional village pub offering wet sales only and is a family run business operating on limited hours to suit the family's requirements. Currently trading 5.00 pm until 11.00 pm Monday to Friday, noon until 11.00 pm Saturday and noon until 10.00 pm Sunday. The pub supports a number of local clubs and societies and is also the venue for an Irish music evening every second Tuesday of the month. There is huge scope for new owners to increase the level of trading hours and also the potential to introduce food. There is further potential to let the former brewery which provides outstanding, self-contained, two bedroom accommodation.

The business is well established and profitable with sales exclusive of VAT for the 11 month period ending 28 February 2023 being approximately £130,000 and working on a gross profit of approximately 50%. From this an excellent level of net profit is achieved.



TENURE & PRICE

FREEHOLD £425,000 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.



SERVICES

All mains services are connected. The former brewery building does not have gas supply and uses electricity for heating and cooking.



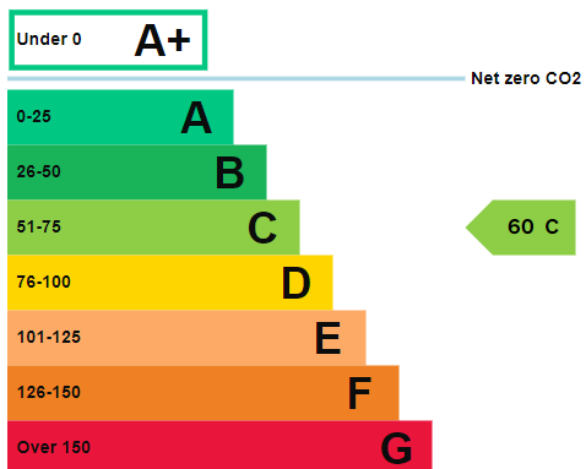
LICENCE

A Premises Licence is held for the supply of alcohol between the hours of 11.00 am until midnight, seven days a week.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

Rateable Value as at 01 April 2023: £3,900

This property's energy rating is C.



EPC Reference: 2712-7025-1869-9176-4226

BUSINESS MORTGAGES

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