

The Red Lion

Woolverton, Bath BA2 7QS



Introduction

The Red Lion is situated on the main A36 in the village of Woolverton. Predominantly placed just off the main road with ample parking and outside space, including a small children's play area the Red Lion is the idea stop on journeys from Salisbury to Bath. Within a short drive are the towns of Warminster, Frome, Bradford on Avon. Longleat safari park / center parks and the National trust Stourhead house and gardens.



Trading Potential

The Red Lion has recently transferred from our Managed house division to Tenanted and subsequently has a good level of catering equipment and Fixtures and fittings. The Red Lion is situated on the main A36, the archery between Salisbury and Bath / Bristol and is an idea stop off point for shoppers and holiday makers. The site benefits from 60 covers inside and another 60 outside with a children's play area

New Business Partner Profile

The new business partners here will be ideally suited to a village environment with the ability to organize and manage large numbers of diners. This site would suit a couple or an experienced individual with extensive catering knowledge looking to live and work in this charming village pub.

Trade Areas

The pub has two separate trade areas, the main bar with a gas effect log burner stove, seating for 60. The snug with seating for 10, has an open fireplace and leads to the toilets and a small external patio area. The site benefits from an extensively fitted trade kitchen and wash up areas.

External Areas

There are four main external trade areas, the rear garden with seating for circa 40, front patio with 30 covers with a front and side garden with children's play area across the car park. The car park can accommodate 40 cars

Domestic Accommodation

The private accommodation has two private accesses and is spread over two floors. First floor has large office area, family bathroom with separate shower and a large fitted kitchen. A single bedroom, double bedroom and lounge area. The second floor has a further two large double bedrooms.



Capital Required

Fixtures & Fittings estimated to be	TBC
Stock estimated to be	£5,000
Security Deposit	£8,000
Minimum working capital required	£5,000
Total (circa) without fixtures & fittings	£18,000

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