

# The Red Lion

Woolverton, Bath, BA2 7QS

## Introduction

Woolverton is a small village located in the county of Somerset, just a short drive from Frome, Warminster and Bath, and the popular tourist attractions, Longleat Safari Park/Centre Parks and National Trust Stourhead House & Gardens.

The Red Lion is prominently placed on the A36, offering ample parking and outside space, including a small children's play area, the ideal stop on journeys from Salisbury to Bath.



### Trading Potential

The Red Lion was previously run as a Managed house and subsequently has a good level of catering equipment and fixtures and fittings. Situated on the A36, the main arterial road between Salisbury and Bath / Bristol, this is an ideal stop off point for shoppers and holiday makers. The site benefits from 80 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 organise and manage a busy kitchen and dining room. This site would ideally suit an experienced couple 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 dining room with a gas effect log burning stove and seating for c.60 and the snug with seating for c.14 with an open fireplace, leading to the toilets and a small external patio area to the rear of the pub. The site also benefits from an extensively fitted trade kitchen and wash up areas.

### External Areas

There are four main external trade areas; the rear garden with bench seating for circa 40, front patio with 30 covers and a front and side garden with children's play area across the car park. The car park can accommodate 35 cars.

### Domestic Accommodation

The spacious private accommodation has two private accesses and is spread across two floors. The first floor has a large, fitted kitchen, large office or dining area, a family bathroom with separate bath and shower, two double bedrooms and a lounge area. The second floor has a further two large double bedrooms.



### Capital Required

<b>Fixtures &amp; Fittings</b> estimated to be	TBC
<b>Stock</b> estimated to be	£5,000
<b>Security Deposit</b>	£8,000
<b>Minimum working capital required</b>	£8,000
<b>Total (circa)</b> excluding fixtures and fittings	£21,000