

THE
RED LION
INN
FREE
HOUSE

RED LION INN
FREE HOUSE

SBC
PROPERTY
01872 277397
www.sbcproperty.com
FOR SALE

Opening Times
Monday - Closed
Tuesday - 5:30 to 10:00
Wednesday - 5:30 - 10:00
Thursday - 5:30 - 10:00
Friday - 5:30 - 10:00
Saturday - 5:30 - 10:00
Sunday - Closed

PLEASE
ONLY FOOD
PURCHASED
FROM
THE RED LION
TO BE
CONSUMED
AT THESE
TABLES
THANK YOU

THE RED LION INN



THE RED LION INN ST KEW HIGHWAY BODMIN CORNWALL PL30 3DN

- Historic landmark freehouse Cornish inn, central village location situated on the main A39 highway close to Wadebridge
- Unique, traditional style bar dining areas for 60+ covers
- Owners' 5-bedroom accommodation
- Outside trading areas for 30+ covers
- Car parking for circa 30 vehicles



**OIRO £450,000 FOR THE FREEHOLD INTEREST TO INCLUDE
GOODWILL, FIXTURES & FITTINGS
SOLE AGENT**



LOCATION

The Red Lion Inn is a 16th Century inn situated in the hamlet of St Kew Highway located on the main A39 main road, with Wadebridge 3 miles distant and the historic fishing villages of Port Isaac, Tintagel and Polzeath all located close by.

DESCRIPTION

The Red Lion Inn comprises a detached two-storey freehouse constructed of block and stone under a pitched slate roof in the 16th Century and which has been refigured with later extensions, outside trading areas and an on-site car park.

THE BUSINESS

The Lion Inn offers a unique opportunity to acquire a prominent Cornish inn, located in the heart of the hamlet of St Kew Highway, close to Wadebridge, situated on the main A39 Atlantic Highway between Wadebridge and Camelford.

The business is now closed. It was formerly open seven days a week throughout the year as a community style freehouse with a local following and received an exceptional boost during the long seasonal months with the many visitors to the area.

ACCOUNTS

No financial information is available.

SERVICES

Services connected to the premises include mains water, drainage and electricity with LPG for cooking. (We would point out that no testing of any of the services has been carried out by the agent.)

FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

BUSINESS RATES

The property has a Rateable Value of £8,300 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council numbered PL55903. (It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)

ACCOMMODATION (Areas are approximate)

MAIN ENTRANCE

VESTIBULE

MAIN BAR AREA (12.05 x 7m)

L-shaped traditional style bar area with open beam ceiling, feature log-burner, fully carpeted and fully fitted equipped with tables and chairs for 30+ covers.

BAR SERVERY

Oak return counter with range of coolers, cash register and Altro flooring.

RESTAURANT BAR (11.35 x 5.55m)

Large bar dining area, fully fitted and equipped for 30+ covers with feature log-burner, part carpeted.

BAR SERVERY

Oak return counter with bottle cooler, coffee machine, glass washer and Altro flooring.

SIDE ENTRANCE

GENTS WC

Three urinals, wc and wash hand basin.

LADIES WC

Two wcs and wash hand basin.

COMMERCIAL KITCHEN (6.25 x 3.9m)

Fully fitted and equipped kitchen area with aluminium extraction hood, range of fryers, gas range, microwave ovens, stainless steel sink unit and Altro flooring.

BEER CELLAR

Cellar cooling unit.

FREEZER ROOM (4.1 x 2.75m)

PASSAGEWAY TO REAR YARD

STORE ROOM

OUTSIDE SMOKING SHELTER

STAIRWAY TO FIRST FLOOR

BEDROOM 1

BEDROOM 2

Front double.

BEDROOM 3

Side double.

BATHROOM

Bath, wc and wash hand basin.

BEDROOM 4

Side double.

BATHROOM

Bath, wash hand basin, wc and shower.

KITCHEN

Private kitchen area.

SITTING ROOM

BEDROOM 5

Side double.

OUTSIDE

To the front of the Red Lion Inn lies an enclosed outside dining area equipped with picnic bench table seats. To the rear of the property is an extensive car park area for approximately 30 cars.

ENERGY PERFORMANCE CERTIFICATE

The premises had an EPC Rating of C under Certificate Reference Number 7910-0623-3498-1827-7153 which is valid until 12 February 2034.

TENURE

The premises are to be sold freehold with vacant possession. Please note that the property is currently closed and the tenant has agreed to surrender the lease. On completion the buyer will have vacant possession.

PRICE

Offers invited in the region of £450,000 for the freehold interest to include the benefit of the Licence, fixtures and fittings.

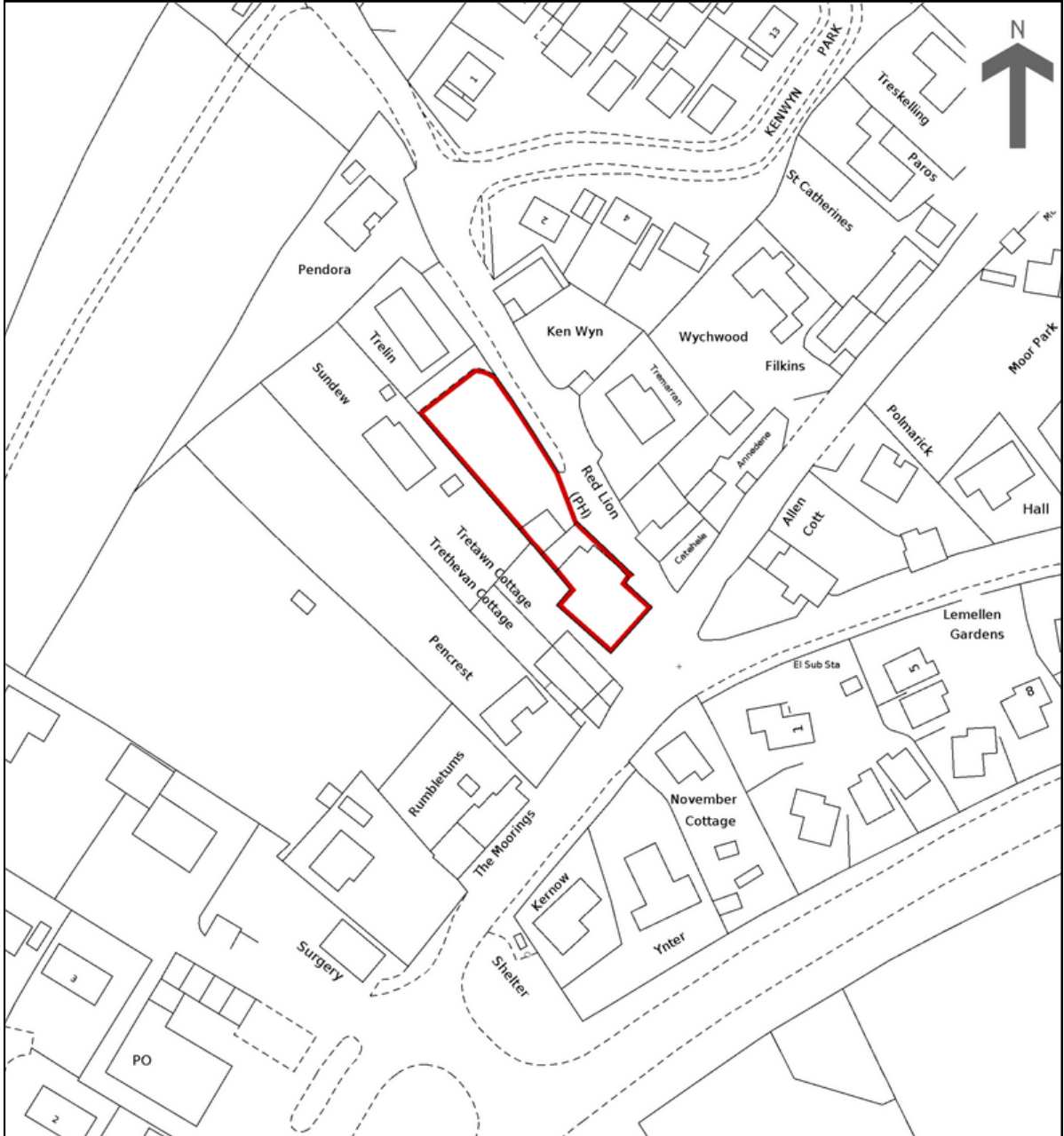
VIEWING/FURTHER INFORMATION

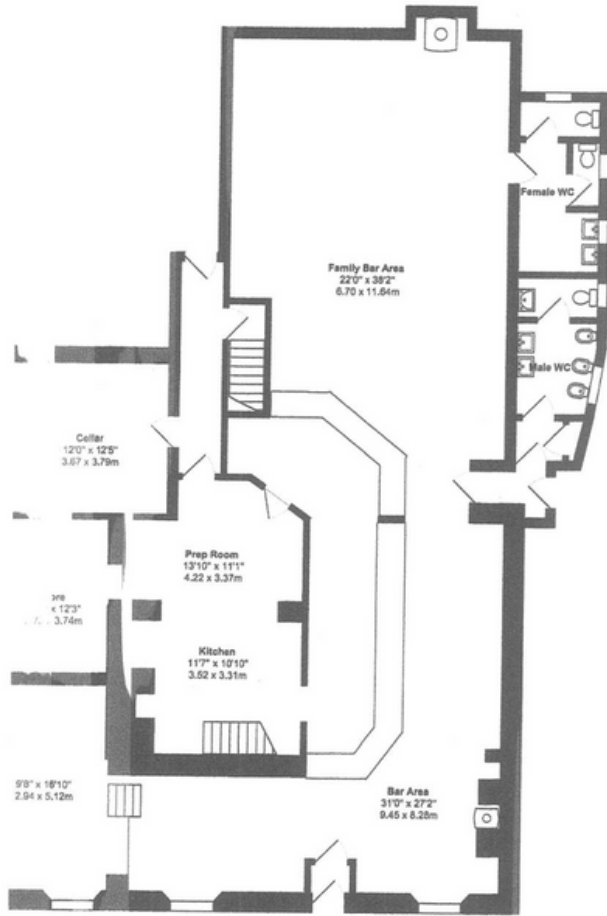
Viewing strictly by appointment with SBC Property the sole selling agents.

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

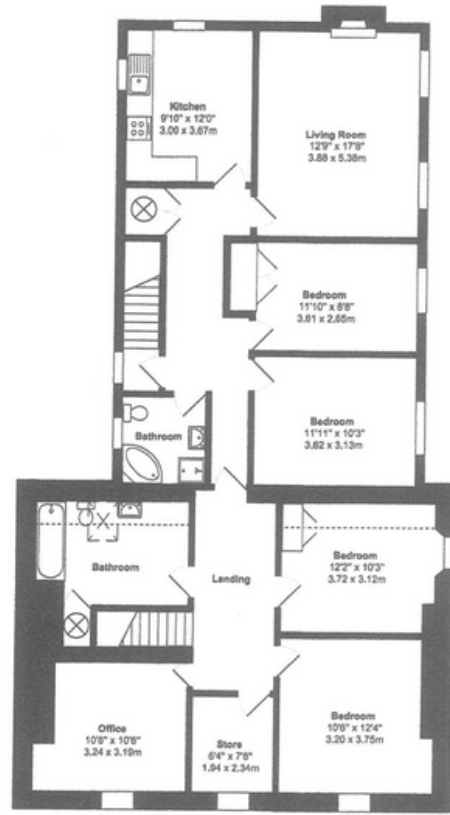
FAO : Jeremy Beeching
TEL : 07738 321135
EMAIL: Jeremy@sbcproperty.com







Ground Floor



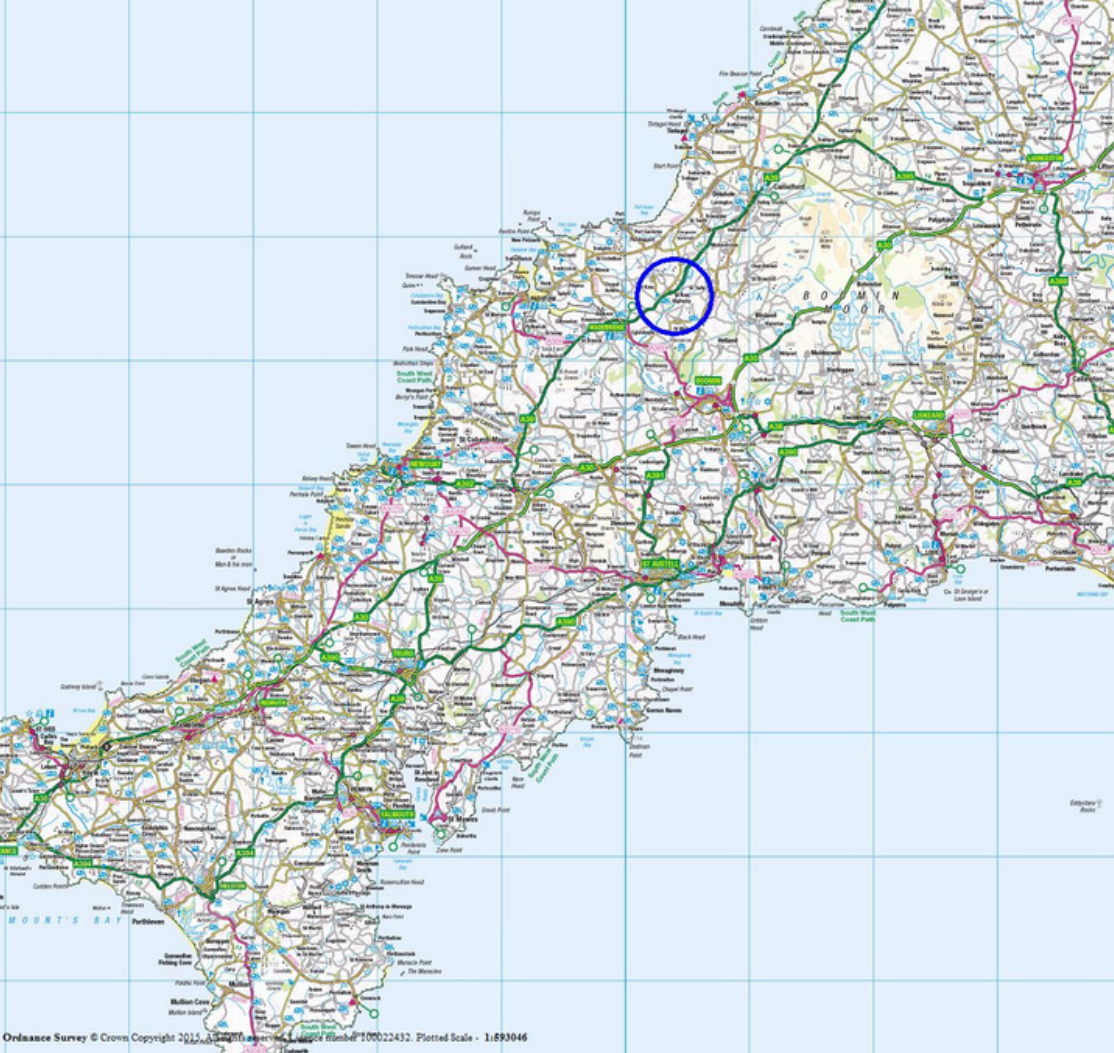
First Floor



Red Lion Inn St Kew Highway PL30 3DN

Total Approx Area: 390.2 m² ... 4200 ft²

All measurements are approximate and for display purposes only



CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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FALMOUTH ROAD
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The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.

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