



MILLARD
COOK

THE RED LION INN, THE LEVEL, DITTISHAM, TQ6 0ES

A public house in the heart of a popular estuary village
with parking enjoying fine views of the River Dart.



- Established Public house
- 5 reception rooms
- 8 bedrooms
- 7 bathrooms
- Outside gardens with river views
- Parking
- Around 5,700 sqft
- NO CHAIN

The Red Lion Inn situated in the popular estuary village of Dittisham has been run by the current owners for over 17 years as a small village store and public house. Today, due to retirement, the property is available for sale by private treaty.



Accommodation

The ground floor offers around 1,500 sqft of space including a bar, seating in the front section for around 60 covers, two dining sections (not currently used as seating) and a retail area.

Additional areas include a commercial kitchen, utility, three store rooms, cellar, staff room (or bedroom), a shower room, male and female toilet facilities. There are five exit points to the rear garden and patio areas with fine views across the River Dart.

First floor

There are seven En-suite bedrooms, three of which enjoying wonderful views across the village and River Dart. There are two kitchens and a living room with an adjoining balcony. There is access from within the property and a separate doorway to the outside via steps.

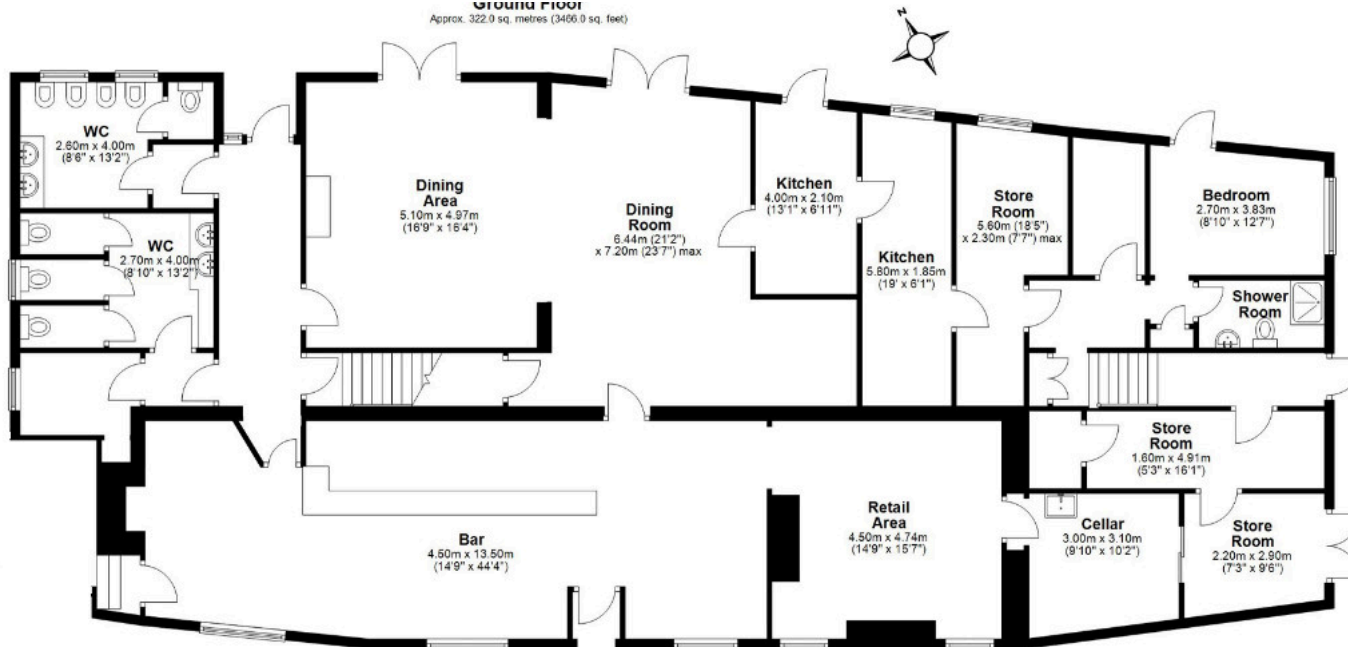


First Floor



Ground Floor

Approx. 322.0 sq. metres (3466.0 sq. feet)





Parking

Situated behind the Red Lion is a parking area for around 12 vehicles with steps leading to the rear gardens. To the side of the Red Lion, a space for one vehicle.



Tenure. Leasehold

The grounds of the Red Lion is on a 999 year lease which commenced in 2001.

The lease states “for a period of 25 years from the date of not to use the demised premises for the purpose whatsoever than a licensed public house with restaurant and letting accommodation facilities with ancillary car park”.

Parking

Two car spaces within the car park to the rear of the property are allocated for No.1 & 2 Bell Cottage and Lyneham Cottage.

EPC-D

Business rated. We understand currently the property benefits from small business rate relief.

The Sale

The property being the Red Lion Inn, marketed by private treaty via Millard Cook Estate Agent in Dartmouth.

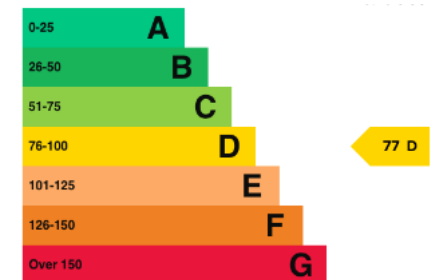
Size. Approx. 5,799 sqft



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Viewings

Strictly via the agent with advanced notice to inspect the properties. Proof of funds may be required before viewing the property.



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