



## The Red Lion

Ref: 5752384

Newton, Sleaford, Lincolnshire, NG34 0EE

Freehold: £595,000

A Stunning Village Pub with Function Room

Ideal for Weddings and Large Parties

Beautifully Presented Lettings Rooms

Characterful Managers Accommodation

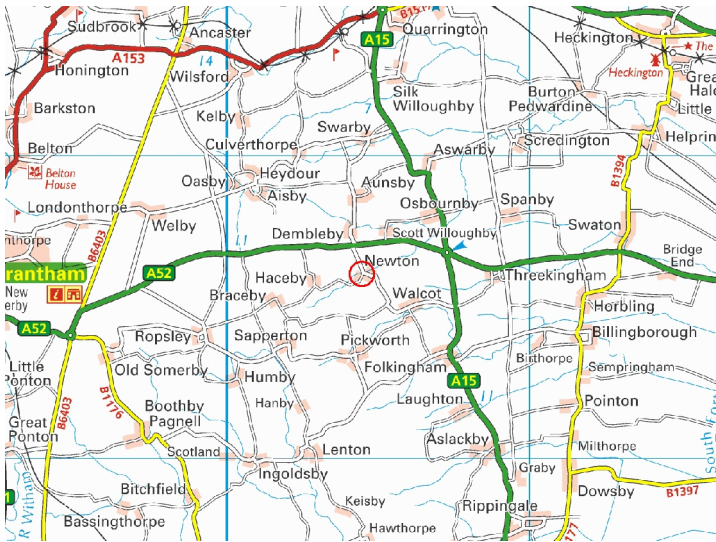
Diverse Income Opportunities

Good Sized Commercial Kitchen & Storage Areas. Energy rating C



The Red Lion is a picturesque village pub conveniently positioned less than half a mile off the busy A52 running between Grantham, Sleaford and Boston. Offering several opportunities and potential income streams it also benefits from having Managers accommodation with 2/3 bedrooms. Dating back to the 1800's, the venue has been recently updated and caters for local residents, passing walkers, cyclists and event attendees alike.

This opportunity would ideally suit an experienced and entrepreneurial operator who wishes to benefit from the venues size and potential broad offering as it includes a generously sized bar/restaurant area backed by a well equipped commercial kitchen and appropriately proportioned 'rear of house', a sizeable modern function room and 3 letting rooms which have been used by the former tenant as a destination Wedding and Event space.



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### Location

The Red Lion is positioned in a rural village a short distance off the A52 which serves Grantham, Sleaford and Boston locally. It is located in the heart of the village which offers stunning views across farmers fields and the site has a stream running adjacent to it. The area is littered with a wealth of things to do and see including; Grimsthorpe Castle Park, local Museum's, Farm Park's and the coast is only under an hour away. It is a popular passing point for walkers and cyclists too.

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### Ground Floor

The Red Lion is unassuming from the initial approach, and we would recommend internal inspection to appreciate its true size and characterful nature.

The restaurant and bar area has approximately 85 covers with a flexible layout to cater for larger and smaller groups. With many of the building's original features still very prominent it is a very comfortable space to enjoy a Sunday lunch or local beer. The good-sized commercial kitchen is well equipped, nicely proportioned and has lots of storage which would make a large number of covers easily managed.

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### Other Floors

To the first floor of the original building there is a characterful and well-maintained managers accommodation. It includes 2/3 good sized bedrooms, a lounge, kitchen and bathroom.

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### Letting Accommodation

There are three highly finished letting rooms as part of this venue; one to the ground floor, ideal for those needing disabled access and 2 further generously sized rooms to the first floor. All the rooms are ensuite, one with a free standing bath. All rooms have been recently decorated and have a good standard of fixture and fittings and would be a treat to stay in.

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### External Details

The outside space is pretty, has lots of spots for enjoying the food and drink and gives lots of opportunities for photos on any attended special occasions. There is also a large car parking area and more discreet access for deliveries.





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### Function Room

The function room has been created from two former squash courts and boasts double height ceilings, windows and double doors to the gardens, creating a bright, spacious and relaxed venue for events. Weddings, parties, meetings and conferences have all been held in this space.

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### Trading Information

The venue has more recently been leased and therefore there is no financial information available to share.







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### Business Rates

Current rateable value (1 April 2023 to present) is £7,500. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

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### Regulatory

We understand the premises is fully licenced and free of tie.







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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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