



The Red Lion Inn

*Skegness Road, Partney
Spilsby
PE23 4PG*

Freehold: £650,000

Ref: 5752367

KEY HIGHLIGHTS

- Village location in the Lincolnshire Wolds
- Well maintained substantial sized property
- Approximately 10 miles from the east coast
- Bar, restaurant and 5 en-suite lettings room
- 4 star accommodation, 5 star hygiene rating
- Large external seating area. potential for alternate use (STP). EPC rating D



LOCATION

Positioned in the centre of Partney village, near Spilsby, close to the A16. This versatile business is well located for the East Coast and Skegness and all its attractions, the Lincolnshire aviation centre, the Skegness Railway, Gibraltar Point, numerous wildlife parks, National Trust sites and much more.



DESCRIPTION

The Red Lion is a generous size. It is well maintained and decorated. The accommodation includes a restaurant which can be used in two parts, a good sized commercial kitchen, three double en-suite rooms in the main building with an additional two superior en-suite lettings rooms - one with a wet room and the second with a bath and walk in shower, in a recently built extended part of the site. In addition, there is owners accommodation to the first floor, plenty of storage, a fabulous sized patio and large car park. With a fantastic level of repeat bookings and bookings in advance the rooms provides a great additional income to the bar and restaurant and vice versa. The business would be ideally suited to someone with experience in hospitality or a client potentially entering into the industry for the first time and that could benefit from the platform the current owner has built.





INTERNAL DETAILS

- Good sized Commercial Kitchen
- Restaurant offering 70 comfortable covers
- Five Generously Sized En-suite Rooms
- One Bed Owners Accommodation
- Potential to extend and further develop the site subject to building and planning regulations

OWNER'S ACCOMMODATION

To the first floor there is a bright and modern one-bedroom owners flat. The accommodation includes, hallway, kitchenette, good sized lounge, double bedroom and en-suite bathroom.





EXTERNAL DETAILS

- Large Landscaped Patio Area
- Car Parking for circa 50 cars
- Centre of Village location

THE OPPORTUNITY

We are seeking a serious buyer to take advantage of this opportunity for an incredibly well presented and kept business, with a variety of current uses and significant potential into other sectors, such as a wedding venue (STP). The business is in a fantastic position for a new operator to grow and take the site to the next level, for this well connected and located business. Genuine retirement sale.

FIXTURES & FITTINGS

These are to be included within the sale.

TRADING INFORMATION

This is available on request to registered interested parties.





National Commercial Property
Compliance & Marketing

Energy Performance Certificates
(EPCs)
Professional Property Photography
Land Registry Compliant Lease Plans
Measured Surveys (CAD Drawings)
Property Floor Plans
Detailed Property Photography
 asbestos Management Reports for
R&A Assessment Reports
Drone Photography

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DO NOT SCALE THESE DRAWINGS

Drawing No:

Rev: Date: Description:

BakerLife
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Project: Floor Plans

The Med Lion
Bleary Road
Plymouth
PL3 3 4PS

Drawing No: 8888-05-JNL-20

Drawing Title: Floor Plan

Drawing Date: 2022

Drawing Size: A1 Scale: 1

Gross internal area 3008 sq ft (3042.7 sq ft)



Ground Floor

Gross internal area 171 sq ft (1827.1 sq ft)



1st Floor

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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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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