



The Red Lion

Ref: 5854375

High Street Bloxham, Banbury, OX15 4LX

Freehold: £895,000

A Profitable Busy Village Pub Restaurant

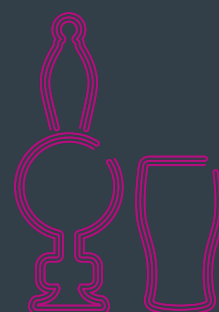
Edge of Cotswolds Affluent Village Location

Internal Covers 50, External Covers 120

Additional 2 Bed Cottage and Studio Cottage

Owners Flat to the 1st Floor

Turnover £531,865. Energy Rating B



The Red Lion is a well-established village pub with many strings to its bow. The three-storey detached property is well presented throughout following the current owners extensive refurbishment. It offers a relaxing, modern feel with plenty of characterful features and the attention to detail is evident from the moment you are welcomed in. There are a number of aspects to the building and business which aren't initially obvious. The site also comprises of 2 attractive cottages including a spacious 2 bedroom, 2 bathroom and a further studio cottage both of which could be used as additional income streams or staff accommodation. In addition to the first floor of the main building there is a generously sized 1 bedroom flat. A particular feature of this business is its stunning outdoor space for both diners and those wishing to enjoy a wide drinks menu. There is a covered dining area for circa 40 to 50 covers on the lower garden, further additional seating for circa 60 covers and an additional patio for 14 covers. The venue totals circa 170 covers and caters for a broad customer base including families and is supported by a good sized car park.



The Opportunity

The business prides itself on delivering a fresh and seasonal food offering at a competitive price point, in a modern yet relaxing environment. The current owners have invested substantially into the entire site, including a comprehensive renovation of both the pub and external cottage. The Red Lion, therefore, presents a fabulous opportunity for an investor, or owner operator, to acquire a turnkey operation with plenty of growth potential, as well as a property that has been fully renovated to a very high specification that is positioned in a highly desirable and affluent location. Furthermore, subject to planning permission, the cottages located on the site present further opportunity to add an additional revenue stream to the business if it were to be used as letting accommodation for third parties.



Trading Information

Year End 30th April 2023 produced a net turnover of £531,865, an increase on its pre-covid turnover of £506,755 for the year end 30th April 2019.

Trading Hours

The business is closed on Monday's and trades from 10am - 10:30pm Tuesdays to Thursdays, 9am - 11pm on Fridays and Saturdays, and 9am - 4pm on Sundays.

Ground Floor

The largely open plan dining and drinks area is mainly carpeted, with partial tiled flooring around the bar servery and a mixture of painted timber exposed brick and painted walls. It offers around 45 to 50 covers, customer toilets and double door entrance porchway. In addition, there is a further dining area with bay window which could lend itself to additional covers or a private dining space.

Fixtures & Fittings

To be included in the sale aside from personal items.

Other Floors

At first floor level there is a spacious commercial kitchen and pot wash area with a good range of equipment. The outer area of the kitchen has the pass, fridge and microwave, with a small cupboard housing cleaning products.



Staff

TUPE regulations will apply as part of the sale of a TOGC.

External Details

The business has also a picturesque beer and dining garden. There is a covered/tented dining area expanding the covers significantly and well equipped to cope with the British summer weather with supporting heaters and finished with lighting and festoon lights. It is a particular feature and very popular with guests - at all times of year.

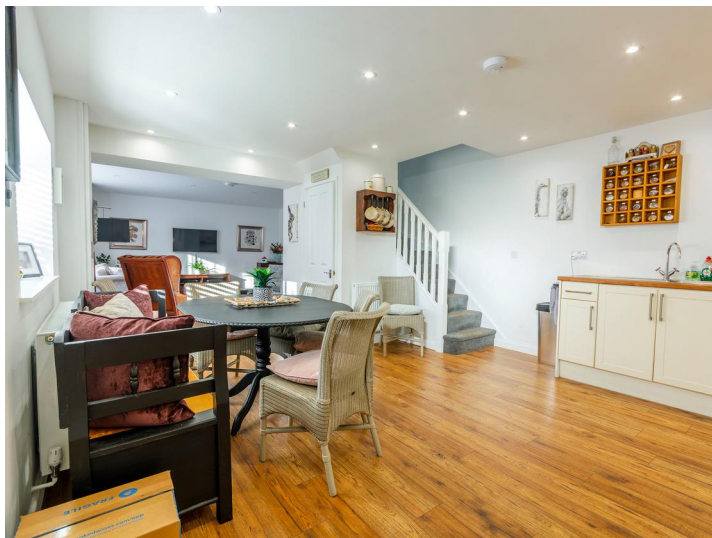


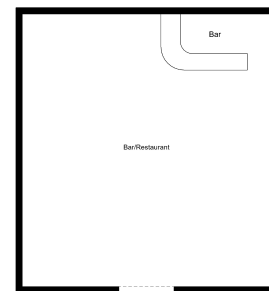
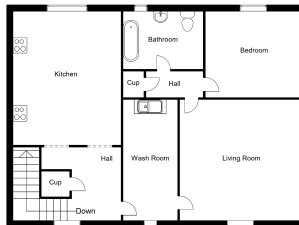
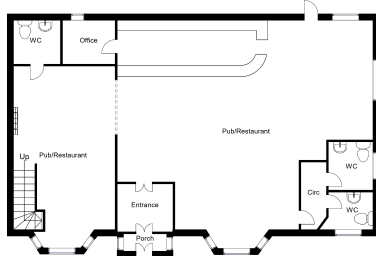
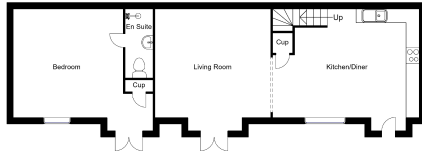
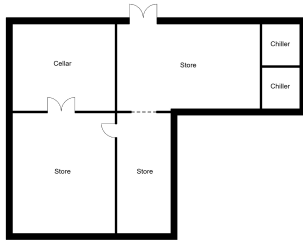
Owner's Accommodation

There a first floor flat which includes a good sized double bedroom, bathroom and bright lounge area.

Other Property

Further to the main building there is a detached building divided into 2 cottages. These could be used as a further income stream (subject to the required permissions) or staff/owners accommodation. The larger is a 2 double bedroom residence with 2 ensuite bathrooms with a bright and spacious ground floor incorporating a lounge and open plan dining kitchen. There is also a studio cottage equally well fitted and presented.

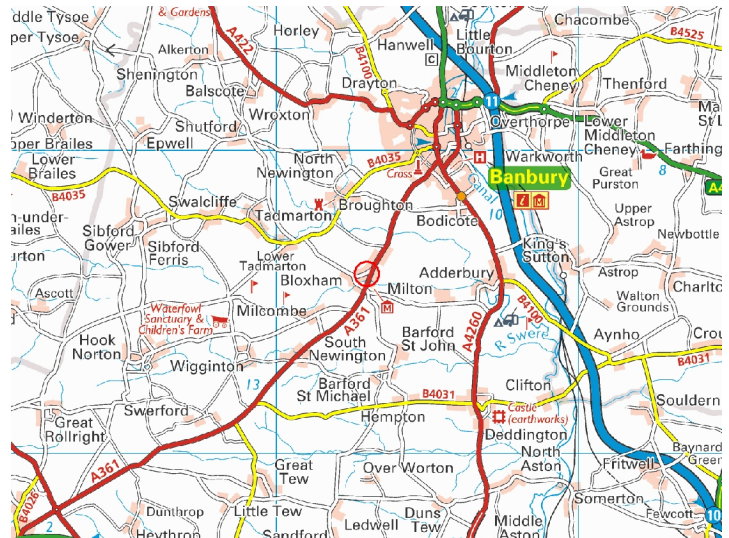




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. CC Ltd ©2018

Location

The Red Lion fronts the High Street, part of the A361, which is centred in the affluent village of Bloxham, some three miles south west of Banbury and on the edge of the Cotswolds. The property is in close proximity to various landmarks in Bloxham such as Broughton Castle (2.5 miles away) and Bloxham School (0.2 miles away), and is highly accessible from Junction 11 of the M40.



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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