



The Red Lion

Ref: 3858253

King's Walden Road, Offley, Hitchin, Hertfordshire, SG5 3DZ

Leasehold: Nil Premium plus £10k F&F, Annual Rent: £36,000 plus VAT

Charming country pub in Hertfordshire

5 letting bedrooms, 3 bed staff accommodation

Bar (20), Dining Room (24), Restaurant (30)

Highly desirable Hertfordshire location

New lease available.

Nil Premium plus £10,000 F&F. Energy Rating C



A picturesque country pub and restaurant situated in the heart of the Chiltern Hills, with the bar and restaurant retaining many of the original features. Briefly comprising a cosy and inviting snug bar area, two separate dining areas with doors to the rear, leading to the trade garden and five letting rooms.

A detached property, over two floors, The Red lion is brick built with a tiled roof and ground floor extensions to the rear, by way of a purpose built conservatory. Original outbuildings remain to the side of the property, used mainly for storage.

Location

The Red Lion is located on King's Walden Road in the hub of the village of Great Offley, with Offley Hoo just a few minutes walk away. Offley cricket club, recreation centre and the local church, all sit adjacent to The Red Lion, as well as many residential houses.

Great Offley is a quiet village near Hitchin, located on the top of a chalk ridge of The Chiltern Hills that runs through the parish. The village was bypassed by the A505 dual carriageway in the 1970s, significantly reducing traffic through the village.

Both Great Offley and Hitchin provide great commuter links, located close to both the A1 & M1. Hitchin train station (five miles) gets into London Kings Cross in around 30 minutes and to Cambridge (32 miles) in under 40 minutes. Luton Airport (6.2 miles) is easily accessible via the A505, which also provides Thameslink trainline links into London.

Great Offley and The Red Lion pub are very welcoming to both walkers and cyclists. The 152-mile Chiltern Way long-distance footpath passes through the parish, as does the 170-mile Chilterns Cycleway.



Internal Details

Dining room (24)
Bar (20)
Restaurant (30)
Well equipped trade kitchen
Storage facilities
Ladies and gents WCs
5 self-contained en suite letting rooms

Fixtures & Fittings

The trade fixtures and fittings are owned outright and the landlord will require a £10,000 security deposit, which can be negotiated as part of the rent.

Trading Hours

The business is open seven days a week.



The Opportunity

The business is well established however, a new operator would have the opportunity to live on site and grow the business, offering more in the way of entertainment and concentrate on drawing in visiting trade. The popular location would allow a steady stream of tourists and corporate clientele visiting the airport, as well as those leaving London looking for a rural retreat in a quiet but well connected location.

Trading Information

The landlord is currently operating the business with a live in manager.

Accounts will be made available to interested parties who have viewed the property.

Tenure

A new, fully repairing and insuring lease is being offered, with an annual rent of circa £36,000 plus VAT. The length of the lease can be negotiated but, it will likely be 10-15 years, within the L&T act with five yearly rent reviews.





Letting Accommodation

The five letting rooms are situated in a separate building to the rear of the main pub, and can be accessed without entering the main building. There are two ground floor rooms and three on the first floor. All have the capacity to be double/twin rooms, with en-suite showers. All rooms have heating, internet access and provide tea & coffee making facilities.

Owner's Accommodation

The staff accommodation is accessed via a narrow staircase behind the bar. The first floor comprises lounge, bathroom, kitchen and three double bedrooms, perfect for an operator to live on site.

Regulatory

Premises License.

External Details

The property has a large trade garden (30) to the rear of the property, backing on to open countryside with unobscured views of the the Chilterns. To the front, there is a large paved terrace with space for a further 30 drinkers.

There is parking to the front of the building and also an overflow car park for approximately 12 vehicles adjacent to the pub, which is rented from a local land owner.

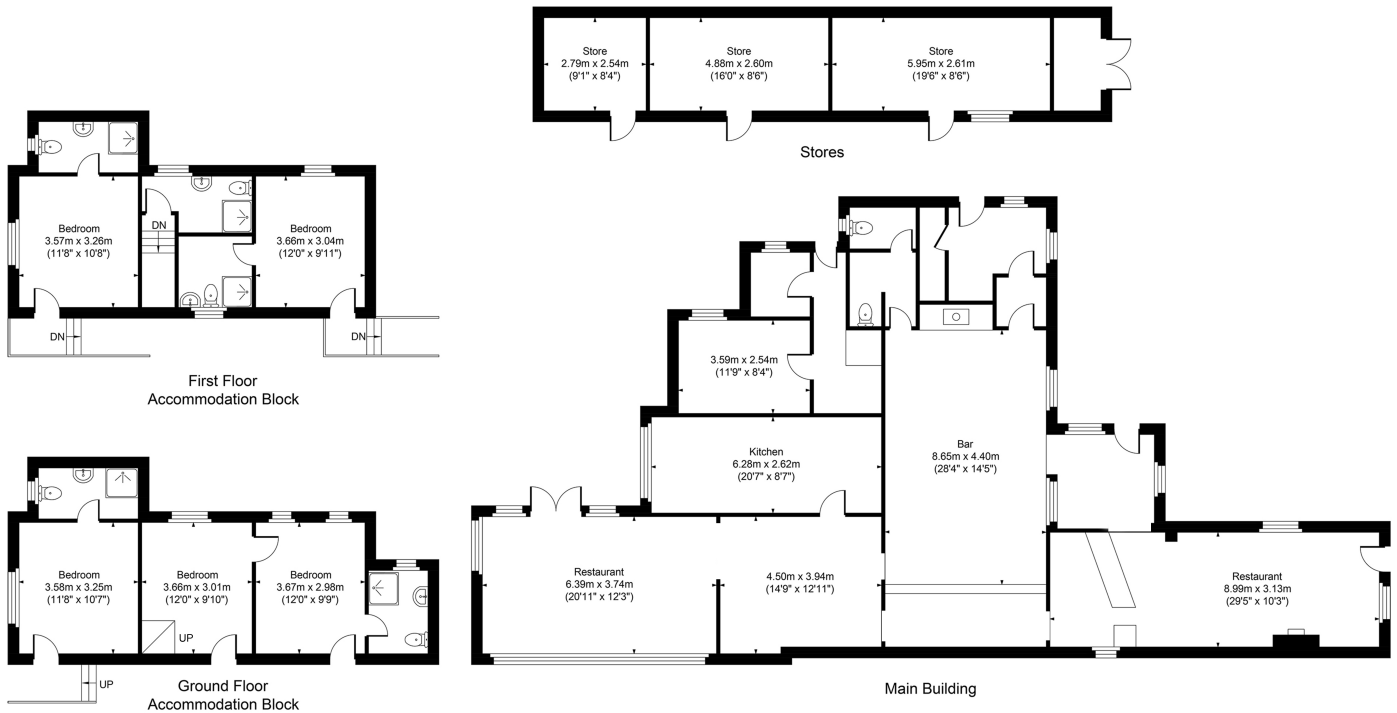
Business Rates

Current rateable value (1 April 2023 to present) is £18,500. 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.





The Red Lion Offley, SG5 3DZ
Main Building Approx. Gross Internal Area:- 169.96 sq.m. 1829 sq.ft.
Accommodation Block Approx. Gross Internal Area:- 79.60 sq.m. 857 sq.ft.
Store Approx. Gross Internal Area:- 38.63 sq.m. 416 sq.ft.
Total Approx. Gross Area:- 288.19 sq.m. 3102 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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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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Winchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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