



RED LION BEEFEATER

Devonshire Road, Bispham, FY2 0AR

FREEHOLD: £775,000 PLUS VAT | REF: 4256596

KEY HIGHLIGHTS

- Turnkey operation in Prime Location
- Adjacent to Premier Inn (93 rooms)
- 190 covers internally
- 3 bed apartment & 1 bed studio
- Outside Seating (60) Parking 100
- Fully Licensed | EPC Rating C

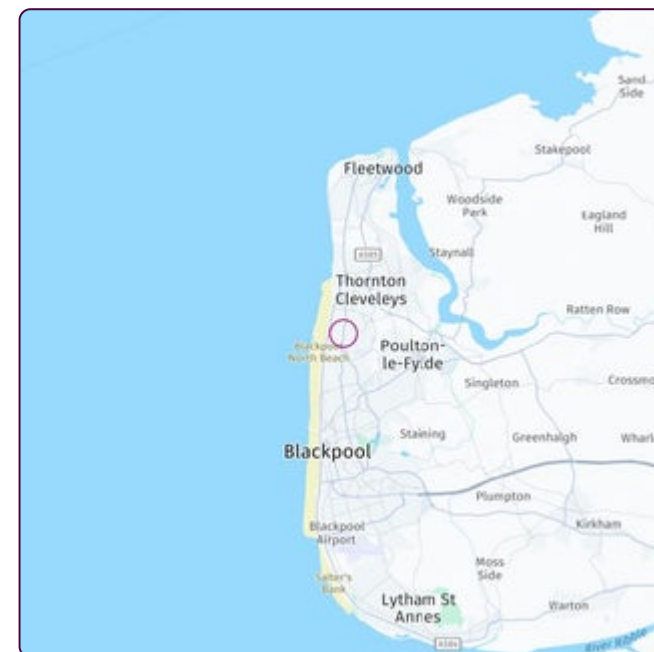


LOCATION

The Red Lion Beefeater is located on the northern edge of Blackpool, just off the A587 Fleetwood Road, providing convenient access to Blackpool town centre and Fleetwood, as well as connections to the M55 motorway.

The site sits adjacent to the Premier Inn Blackpool hotel and is positioned within a predominantly residential area, with nearby local shops, supermarkets and essential amenities.

It is also within easy reach of Blackpool's seafront and promenade attractions. Public transport is readily accessible, with regular bus services operating along the A587 corridor, offering direct links into Blackpool town centre and surrounding areas, making the location easily accessible for both residents and visitors.



DESCRIPTION

The property comprises a large two-storey, double-fronted building of partially rendered brick elevations beneath a multi-pitch tiled roofline, offering a strong visual presence and excellent roadside prominence within this popular suburban area.

Internally, the property provides a spacious and well-laid-out trading environment, typically incorporating a bar area and extensive restaurant seating.

The layout is well-suited to accommodate a wide range of customers including families, groups, and casual diners, supporting consistent all-day trade.



INTERNAL DETAILS

The property opens into a welcoming reception area, leading through to a public bar area and sports bar (c.40 covers), offering a relaxed drinking environment well-suited to casual trade and live sports viewing.

The main dining area is arranged across a split-level restaurant (c.150 covers), creating distinct yet connected areas that allow flexibility in accommodating different customer groups, from families to larger parties.

Customer facilities are well catered for with two sets of customer WC's, in addition to a disabled WC with baby change facilities.

To the rear, the property benefits from a fully equipped trade kitchen, including a walk-in fridge and freezer, supporting efficient service and high-volume food preparation. Additional back-of-house space includes a staff room, providing essential welfare facilities for employees.



FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms of Disposal" document) may be removed from the property prior to, or shortly after, completion.

TRADING HOURS

Monday - Friday - 6.30am - 11.00pm

Saturday - 7.00am - 11.00pm

Sunday - 7.00am - 10.30pm

REGULATORY

Premises Licence.

THE OPPORTUNITY

This represents a rare opportunity to acquire a fully fitted, large-scale licensed bar restaurant within a proven trading location.

The property offers:

- A turnkey operation, significantly reducing initial capital expenditure
- Continued use as a family dining venue, capitalising on the indoor play area and established layout
- Potential for alternative branded or independent concepts, subject to the necessary consents
- Scope to enhance trade through extended hours, outdoor activation, or menu repositioning

The inclusion of the internal play facility provides a distinct competitive advantage, positioning the business as a destination venue for families within the region.



LETTING ACCOMMODATION

Apartment 1: Lounge, kitchen three bedrooms bathroom and separate WC.

Apartment 2: Lounge, kitchen, shower room

EXTERNAL DETAILS

Externally, the property is equally well configured:

- Generous shared car parking (c.100 cars)
- A well-presented external seating area, (c.60 covers)
- Children's play area (c.20 covers)
- Prominent signage and roadside visibility
- Attractive landscaped surroundings and direct integration within the wider leisure scheme

TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.

STAFF

The property is being offered for sale as a going concern. Relevant staffing details are available within the data room for review by qualified parties.

T&C'S LINK

[Click Here for Terms and Conditions](#)



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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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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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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