RED PUMP INN

Clitheroe Road, Bashall Eaves, Clitheroe, BB7 3DA

LEASEHOLD: OFFERS OVER £185,000 ANNUAL RENT: £20,500 | REF: 5652126

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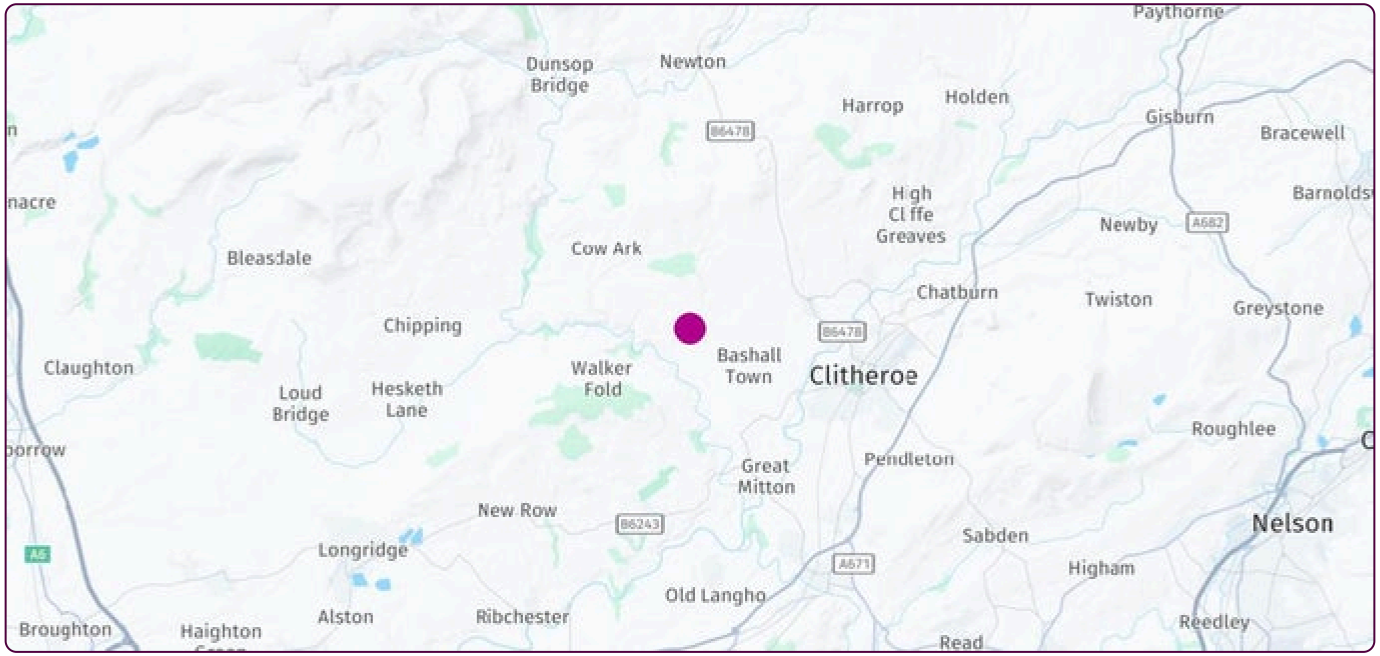
KEY HIGHLIGHTS

- Multiple revenue streams
- Luxury accommodation offering
- Established events destination
- Significant growth potential
- Turnover '25 - £229,483
- Energy rating C

LOCATION

The Red Pump Inn occupies a highly attractive countryside setting on Clitheroe Road, Bashall Eaves, in the heart of Lancashire's renowned Ribble Valley. Situated at the gateway to the Forest of Bowland and enjoying far-reaching views towards Pendle Hill and the surrounding fells, the property benefits from strong appeal to both local residents and visiting tourists.

The Ribble Valley is widely recognised as one of the north west's premier leisure and hospitality destinations, attracting significant year-round visitor traffic.



DESCRIPTION

The Red Pump Inn is a charming and well-established destination country inn with an excellent reputation throughout the Ribble Valley and beyond. Having successfully operated as a popular steakhouse before evolving into a profitable lifestyle-led country inn, the business enjoys multiple revenue streams including food and drink sales, guest accommodation, weddings, private dining and special events. The venue has built a loyal customer following and benefits from a strong regional profile.

INTERNAL DETAILS

The property retains the character and atmosphere expected of a traditional country inn, featuring attractive period elements including stone-flagged floors, exposed oak beams and open fireplaces.

Internally, the business provides a welcoming bar area, dining spaces capable of accommodating both casual diners and private functions, together with facilities suitable for weddings, celebrations and themed hospitality events. The overall presentation creates a warm and authentic rural hospitality experience.

FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

TRADING INFORMATION

Currently ran as a lifestyle business with ample opportunity to grow.
Turnover '25 - £229,483
GP - £176,960

TENURE

Assignment of 15 year lease ending 31 March 2041
Current Rent - £20,500 plus VAT per annum

LETTING ACCOMMODATION

A significant strength of the business is its diverse accommodation offering, comprising eight individually designed boutique guest bedrooms within the main inn, four glamping yurts and two luxury shepherd huts set within the grounds.

The accommodation appeals to leisure visitors, walkers, wedding guests and destination diners, providing an important supplementary income stream and further enhancing the property's destination appeal.





EXTERNAL DETAILS

Externally, The Red Pump Inn benefits from generous grounds and an attractive rural environment that complements its hospitality offering. The site includes the glamping yurts and luxury shepherd huts, customer parking facilities and outdoor areas from which guests can enjoy the surrounding countryside views. The external setting is a key factor in the venue's popularity for short breaks, weddings and special events. Additionally, there is a substantial yurt structure which has been utilised for weddings, hospitality events and private functions. The yurt may be made available as part of a separate negotiation, presenting an additional opportunity for purchasers seeking to further develop the property's events and wedding offering.

OWNER'S ACCOMMODATION

The property also benefits from a well-appointed one-bedroom owner's apartment, finished to the same high standard as the guest accommodation. Providing comfortable and private on-site living accommodation, the apartment is ideally suited to owner-operators and hospitality couples seeking a lifestyle business. The quality of the accommodation complements the overall standard of the business and offers a convenient base from which to oversee the operation.

THE OPPORTUNITY

The Red Pump Inn presents an excellent opportunity to acquire a highly regarded and profitable hospitality business in one of Lancashire's most desirable trading locations. The current owners operate a deliberately limited lifestyle trading model, opening only selected days across approximately ten months of the year, yet still achieving strong profit margins.

Significant potential exists to increase revenues through extended trading hours, greater utilisation of the accommodation, expanded food and beverage offerings, increased wedding and event activity, and broader seasonal trading.

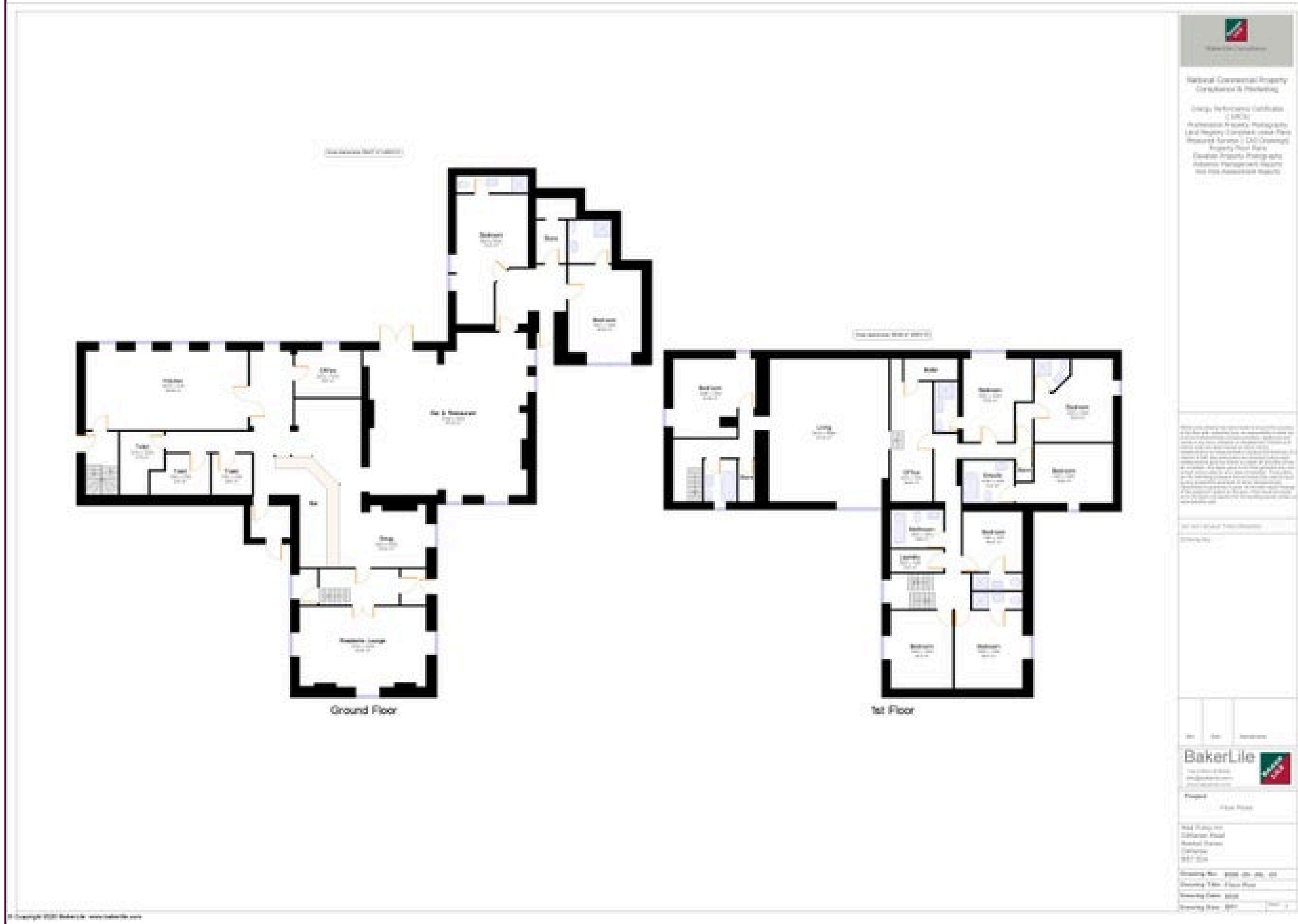
The availability of the on-site yurt by separate negotiation offers further scope to enhance the venue's wedding, celebration and corporate events business. The operation would be particularly attractive to experienced owner-operators, hospitality couples, independent operators or small pub groups seeking a proven destination venue with substantial scope for future growth.

BUSINESS RATES

The Rateable Value is £20,000 with effect from April 2026. Confirmation of actual business rates payable should be obtained from the local authority.

REGULATORY

Premises Licence.



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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E: enquiries@christiefinance.com

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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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Business Agent - Pubs and Restaurants
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E: james.dodd@christie.com

CONDITIONS OF SALE

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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.

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