



TRADITIONAL COUNTRY PUB WITH SELF CONTAINED HOLIDAY COTTAGE, FULLY RENOVATED THROUGHOUT, GROWING RESIDENTIAL VILLAGE, LOUNGE BAR, DINING LOUNGE, GAMES ROOM, LOVELY 4 ROOM ACCOMMODATION.

The Red Lion Inn, Orby, Skegness, Lincolnshire, PE24 5HS



Offers Around £350,000
Freehold

LOCATION

The village of Orby is located approximately 6 miles west of Skegness and coastal resort facilities.

VIEWING ARRANGEMENTS

Strictly by appointment only via Davey Co, email sales@daveyco.com, call 0333 200 8788 or via the web at daveyco.com.

THE BUSINESS

Owned and operated by our client for the past 7 years who has completed a comprehensive scheme of renovation and refitting throughout. This traditional style village pub with food offers welcoming and immaculately presented trading and living accommodation facilities. There is a separate self-contained holiday cottage. Great potential to develop the existing trade.

THE PREMISES & TRADING FACILITIES

Superbly fitted and presented with trading facilities comprising a comfortably furnished lounge bar with feature log burner fireplace, a dining lounge providing 35+ covers and a games room area with pool table (owned). There is a refitted well equipped commercial kitchen and good ancillary areas. The holiday cottage is separate to the main property with independent access and comprises a good size living lounge with kitchen, 2 bedrooms and a bathroom.

TRADING INFORMATION

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

OWNERS ACCOMMODATION

Excellent standard private accommodation situated on the first floor comprises 4 rooms, a galley kitchen and a family bathroom. There is also a roof garden and a private garden area on the ground floor.

TRADE FIXTURES & FITTINGS

We are advised the fixtures and fittings are substantially free of loan, hire purchase and lease agreements.

TENURE

Freehold

VAT

All matters relating to VAT are reserved and VAT is payable if and where appropriate at the standard rate.

GUIDE PRICE

Offers are sought in the region of £350,000 for the freehold, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

EPC

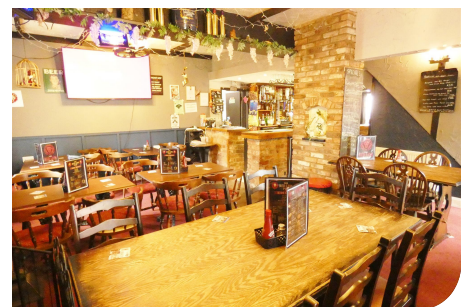
The energy rating is E.

REFUNDABLE DEPOSITS

Our policy is for the Purchaser to lodge a preliminary, fully refundable deposit as an act of good faith and commitment to proceed. In the event the sale does not proceed to an exchange of contracts for any reason the deposit will be refunded to them in full upon request.

MONEY LAUNDERING

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchasers will be required to produce proof of identity and residence. For a Company anybody owning 25% or more must provide the same.



These particulars are drafted for guide purposes only and cannot be relied upon for their accuracy. Our clients have provided the trading information given.