

# Red Lion

1 Park Road • Stevington • Bedfordshire • MK43 7QD

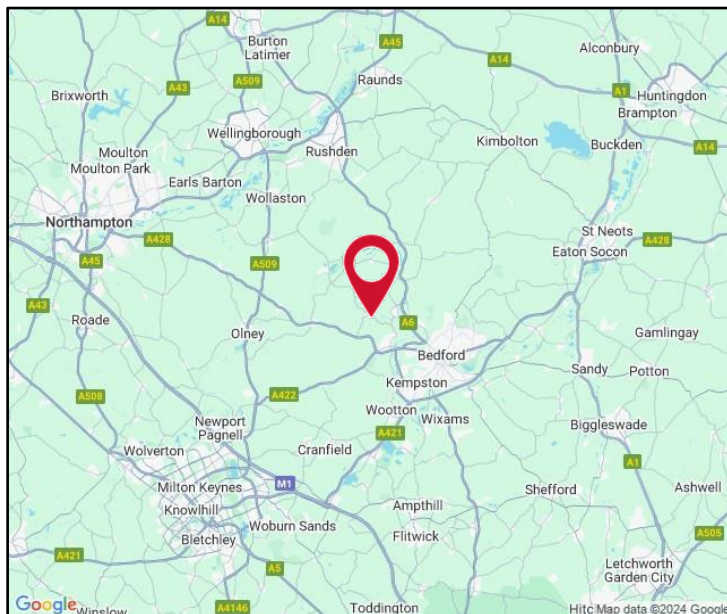


**An Excellent Public House /  
Restaurant Business Opportunity**

**TO LET – NEW LEASE**

- Open plan bar and dining areas (44 covers) with garden seating potential for 68.
- Immediately available with extensive landlord fixtures and fittings
- Fitted kitchen and bar areas, ready for trading
- Six en-suite letting rooms
- Finished to a good standard throughout
- Opportunity for on-site living accommodation





## Location

The Red Lion is situated in the village of Stevington, within close proximity to the A6 and A428. The property occupies a prominent trading position with a site in the region of 0.3 acres. It is located approx. 6.5 miles northwest of Bedford and 17 miles northeast of Milton Keynes.

A location plan is attached for identification purposes only.

## Description

An attractive, two storey detached period building occupying a prominent corner location with single storey extensions under pitched tiled roofs. The current owners have converted the top floor into three letting rooms together with three garden letting rooms and have provided extensive outside (partly canopied) garden dining and drinking areas.

A traditional pub and restaurant with spacious bar and dining area presented in good condition as are the six ensuite letting rooms which continue to generate income but could be promoted to a wider audience to enhance the level of profits.

## The Business Opportunity

At present the owners are only operating the letting rooms, however, the Red Lion is considered to be a good business opportunity in both wet and food sales complimenting the income from the letting business.

This opportunity is felt to be ideally suited to the more experienced operators.

Any Bonafide interested party submitting an offer will be asked to provide a business plan substantiating their proposals.

## Accommodation

### Ground Floor

Customer entrances via the car park and Park Road, leading to open plan bar and dining areas (44) with wood effect flooring, centrally positioned bar servery with polished oak counter and rear drinks display. Customer w/c facilities.

### Ancillary Area/Kitchen

Trade kitchen equipped with extraction hood, prep and storage areas plus full range of commercial cooking and refrigeration equipment.

### First Floor – Letting accommodation

Pineapple Room - Family room sleeping three with ensuite shower

Palm Room - Double room with feature fireplace and ensuite shower

Zebra Room - Double room with ensuite shower.

### External

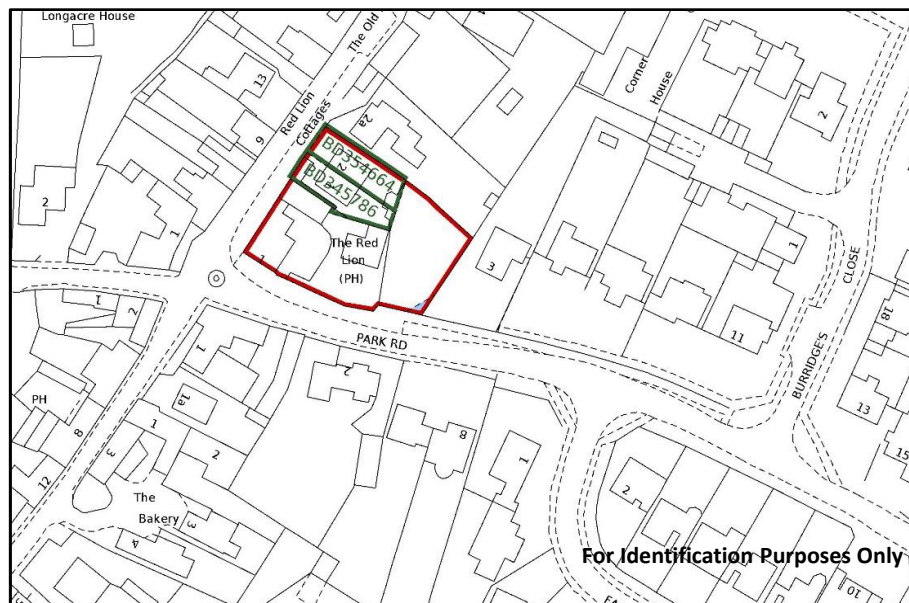
Summerhouse Room - Double room with ensuite shower

Hideout - Double room with ensuite shower

The Apartment Room - A beautiful and functional self-catering suite, comprising a king size bedroom with ensuite shower room. Lounge/diner with double sofa bed. Kitchenette.







## Lease Terms

To let on a new FRI lease for a term to be agreed, at a commencing rental in the order of £36,000 per annum exclusive. Payable quarterly in advance.

The lease will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

There will be a rent deposit provided equal to three months'

The rent will be subject to 5 yearly upward only rent reviews.

The landlord is a private individual.

## Anti Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit [www.tdbre.co.uk/anti-money-laundering/](http://www.tdbre.co.uk/anti-money-laundering/).

## Business Rates/Council Tax

The property is in an area administered by Bedford Borough Council. The 2023 Rateable Value has been assessed at £11,000. The domestic accommodation has been removed from the List for council tax purposes.

Any interested part should satisfy themselves as to the accuracy of this information.

## EPC

The property has an EPC rating of E.

## VAT

The incoming tenant will be responsible for the payment of any VAT.

## Viewing

Viewing and further information via the sole agents



**Chris Drummond**  
[chris@tdbre.co.uk](mailto:chris@tdbre.co.uk)