

THE RED LION

Llansannan A544, Llansannan, Denbigh LL16 5HH

Rent guide Potential turnover
£13,000 + VAT **£167,000**
per annum

3 rooms Catering / restaurant Living quarters



GUIDELINE INGOING COSTS

Bond	£5,000
Fixtures Service Charge †	£2,084
Stock and Glassware	£3,000
Valuers and advisors fees	£500
Total ingoing fees ††	£10,584

“ The Red Lion is the centre of the local community and is a

traditional pub which is key to all local village life and requires a dynamic, hands on pub partner to keep engaged within the local community and to retain The Red Lion at the heart. ”

† Service charge is 20% of total fixtures and fittings value

†† If you don't have all the funding available immediately, talk to us

Business Opportunities

The Red Lion is a traditional local community pub set in the heart of the rural welsh village of Llansannan. The pub has strong ties within the local community and hosts key events throughout the year associated with all aspects of village life. The pub fronts the busy main high street and is well supported by many of the locals living in the surrounding area.

Trading Facilities

The pub is brimming with character and charm and boasts many traditional features with many open cosy fire places and snug rooms. There is a large commercial kitchen and separate dining room which is ideal for around 30 covers. The main attraction to the pub is a Welsh historic settle with cosy fire place. There is also a separate tap room and pool room. There are 2 main open fire places with slate floors and beams, along with 3 letting bedrooms, many outbuildings and a large beer garden; ideal to host outside entertainment and festivals during the summer months.

Private Living Accommodation

The private accommodation has a large kitchen, large lounge, 3 double bedrooms, bathroom and office.

BARRELAGE

Year	Draught Beer (Brls)	Bottled Beer (Litres)	Wines (Litres)	Spirits (Litres)	Soft Drinks (Litres)	Total Composite
2017/18	93	220	389	28	483	100
2018/19	71	35	342	10	182	74
2019/20	74	22	245	6	32	76
2020/21	25	-	45	-	-	26
2021/22	151	226	373	160	1926	167