

RED LION, MACHYNLLETH

MACHYNLLETH, SY20 8AA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Red Lion is a mid-terraced, medium sized property nestled in the historic market town of Machynlleth. The pub enjoys a prominent position in the town – just off the main square which is the nucleus of the town. Machynlleth has a population of 2,500 plus, many of which are farmers/rural workers and enjoys a thriving tourist market from Easter onwards. Popular with locals and visitors alike, the Red Lion is a great pub to visit and explore Machynlleth, the beautiful Dyfi Valley, the Cambrian Mountains and the sandy beaches of the Cardigan Bay coast. Machynlleth is accessible by car via the A487 road, which runs through the town and connects it to nearby areas. The A487 provides connections to major roads such as the A470 and the A44, making it easy to reach Machynlleth from cities such as Aberystwyth, Dolgellau, and Newtown.

Pub Layout

On entry to this historic pub, you are greeted by a long bar with open plan seating areas, for diners and drinkers. To the rear of the main bar there is the access to the outside areas, which includes a sheltered courtyard, the “cave” and a well appointed rear beer garden which seats comfortably 60 plus guests, with a feature raised area that can be used for visiting bands in the summer or extra seating area.

TRADING STYLE

Currently the pub is offering a great range of drinks with offers throughout the week. There is a good food offering including a Sunday roast carvery. Good rhythm of the week with plenty of entertainment.

ACCOMMODATION

Private Accommodation

The Private accommodation is in reasonable condition, split over two floors this consists of: Four bedrooms, lounge/ office, kitchen, bathroom and a large ‘Den’ room.

FINANCIAL

Annual Rent: £17,500

Security Deposit: £5,000 or the equivalent of three months’ rent, whichever is greater

Working Capital: £1,000

Stock: £3,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the ‘Additional Info’ tab.

BDM VISION

The ideal licensee should offer a solid range of standard and premium brands on both draught and back bar, with a particular focus on an extensive spirit range, along with a food offering hosting a menu of a traditional pub grub offer. This offering with the implementation of a solid rhythm of the week with immaculate standards, will ensure future success.



Food
Preparation
Area



Open Fire



3+ Private
Bedrooms



Cask Ale



Live Music



Kitchen



Beer Garden