



The Red Lion Hotel, Market Place, Wirksworth, Derbyshire, DE4 4ET

Freehold pub with 6 letting bedrooms and 1-bedroom owners accommodation

Car park and beer patio

Part exchange considered

Wirksworth Town centre location

Finance available subject to status

Location

The Red Lion Hotel is located on the southern edge of the Peak District in the market town of Wirksworth. This pub is one of Wirksworth's most famous landmarks and commands a fantastic location in the heart of this beautiful town.

Property Description

Brick construction under a pitched slate roof, this three storey Hotel is symmetrical and domineering in appearance, currently cream coloured frontage with similar through the centre archway leading to the tarmac car park, which is in equally good condition.

Accommodation

Internally this site offers six letting rooms which are all en-suite, a function room, catering kitchen, pool area and bar. Across the archway to the right hand side is a separate Ale Bar (currently used as breakfast room), with own kitchen and access which could be very easily offered as a separate takeaway business or retail space. Maintained well and to traditional appearance, this grand old building could continue as is for some time to come, or alternatively would enjoy a refresh as a Boutique Hotel as befits the location.

Amenities

Located in the centre of the town with customer parking, the property benefits from being within proximity to local shops and many independent businesses. Whilst being located within the popular Peak district park.

Services

All mains services are connected to the property, these services haven't been tested by the agent.

The Business

This large Free of Tie public house hotel is open and trading, delivering both a wet and food offer. Recognition is given to the fact that Business Development potential is huge and untapped currently, this is something that the new owners can enjoy unhindered. Able to offer the facility for 100 covers throughout including the function room. The current food offer is a traditional one based on the clientele it has attracted for many years, there is much scope for development of this part of the business with tastes being more eclectic now than ever before. The Six letting bedrooms are all equipped to a very decent standard but could potentially be individualized by the new owners. Events and functions are popular here with the Hotel being a focal point for these. The Red Lion currently provides live music and live sports events

Terms

Offered for sale freehold with vacant possession as a going concern. The sellers will consider a residential or smaller commercial property as part exchange to assist anyone wishing to purchase the property.

Rates

According to the valuation office agency website the current ratable value is £12,250 per annum, interested parties are advised to make their own enquiries with regards to any potential relief available for rates payable.

VAT

We are advised the property isn't opted to tax and so VAT should not be charged on the purchase price, the seller's legal representative will confirm this position once terms are agreed.

Legal Costs

Both Parties will be responsible for their own legal costs.

Viewing

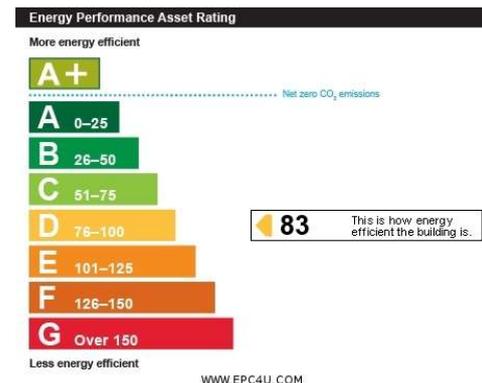
Viewing is strictly by prior appointment via the sole agents Moores Commercial Tel: 01664 431330 or via email office@moorescommercial.com

Parking

Accessed via the archway from the Market Place, the car park offers parking for around 12 cars.

Other

Finance may be available through Independent Financial Brokers and Moores Commercial would be pleased to make an introduction for you. The Brokers are completely Independent of Moores Commercial and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.



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