

A wonderful Cheshire pub and restaurant

RED LION

Lower Withington

INTERESTED?



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OVERVIEW

The Red Lion is an award-winning country pub and restaurant located in the beautiful village of Lower Withington in the lovely Cheshire Countryside, near to Jodrell Bank Telescope. This stunning whitewashed, pub has everything that you would expect from a traditional country inn. The present pub dates from 1899, when the original pub, incorporating farm buildings, was rebuilt as the Red Lion Hotel, it was purchased by Robinsons in 1921 and has kept its traditional pub feel. The pub consists of three separate trading areas. The first being the village bar, with gorgeous wooden floors, fixed seating and a large log burning fire. The second area is the lounge bar, with seats for up to 28 people, this also has stunning wood flooring, booth seats and traditional features. The third area is the main dining room, which opens on to the stunning gardens behind the pub including a children's play area. There are two bars the service both the village bar and the lounge bar, with a fantastic selection of Robinsons cask ales, kegged beers as well as wines and spirits. There is an extremely large and well-equipped catering kitchen found in the pub, with all the equipment that a chef may require.

The Red Lion offers a warm and friendly atmosphere which is particularly enjoyed by locals, walkers, cyclists, and dinners alike. This is the perfect place to enjoy a good pint of Robinsons ales and a fantastic home-cooked meal. The ideal business partner will need an appetite to produce good, home cooked food as well as offering the service that is required for a pub like the Red Lion. Enthusiasm and passion are the key to this pub!



THE FIGURES



Accommodation

£0



Beverages

£185,184



Food

£260,000



Rent

£33,922

Potential turnover

£446,705

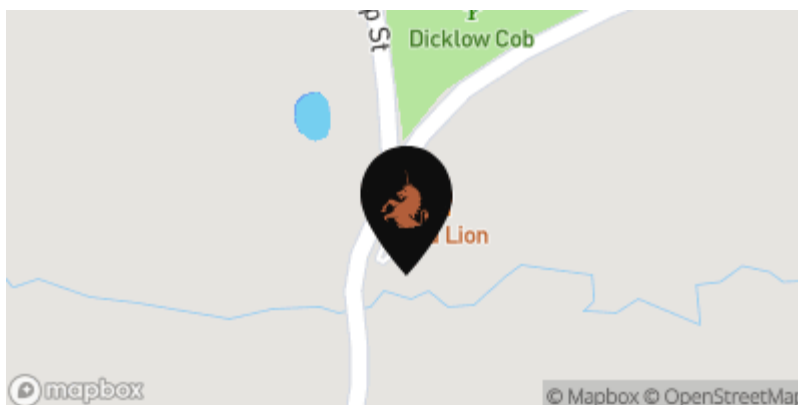
THE DETAIL

LOCATION

Lower Withington is a civil parish and village in the unitary authority of Cheshire East and the ceremonial county of Cheshire, England. At the 2001 census, it had a total population of 492. It contains a tin tabernacle church and a brick-built chapel, two pubs, a few B&B's and various other businesses. The village keeps a great sense of tradition, and every year there is a Rose Day Parade and fair. There is also a carol service during the Christmas season. The Jodrell Bank Observatory lies mostly within the parish.

RED LION

Dicklow Cob,
Lower Withington,
Macclesfield,
SK11 9EA



BARRELAGE

A barrel is a unit of measurement adopted by the pub and brewing industry. A barrel is 36 gallons or 288 pints. This excludes wines, minerals and spirits.

FMT Barrelage	100
Current MAT Barrelage	76
1 Year ago MAT Barrelage	56
2 Year ago MAT Barrelage	52
3 Year ago MAT Barrelage	78

LEVEL OF INVESTMENT

This is a one-off payment made at the start of the vacancy agreement. All figures are estimates and exclude VAT.

4 Week's Rent	£2,609
Trading Deposit	£6,000
Professional Fees	£2,144
Stock & Glassware	£6,000
Fixtures & Fittings	£TBC
Sub Total	£16,753
Potential Turnover	£446,705

ACCOMMODATION

TRADING

Pulling into the extensive car park at the Red Lion, you can't help but be in awe of this amazing building. What once was a small pub with farm buildings to the side, is now a grand whitewashed building, with a reputation for food and drink which is second to none. There are two gardens which surround the pub, the back garden with a children's play area, which looks out over the Cheshire countryside, and the front patio area which again has stunning views across the countryside. The outside area has seating for around 108 people.

Walking into the pub, if you turn left, you enter what is called the lounge bar. This is predominantly used for dining and can seat up for 28 people. There is also a small but well stocked bar in here. Further round to the left you will find the village bar, with its traditional wooden floors and beams, fixed seating and high stools, this is a perfect area for the community to congregate and enjoy a pint or two. There is large bar found in here, which is well stocked with Robinsons ales, kegged beers, wines and spirits. The traditional country bric a brac is found adorning the walls, as well as a stunning log burning fire, perfect for those winter nights.

The last room you will find to the right of the pub is the dining room, which is currently used as a function room and coffee shop, with seats for around 45 – 50 covers. This light and airy room has such a welcoming feeling along with the added bonus is that there are French windows, that open out into garden to the rear of the pub, perfect for summer nights.

The kitchen is of a very large size and has all the equipment that a chef will need, along with a pot wash and pre area separate from the main kitchen.

PRIVATE

There is a large flat found on the first floor of the Red Lion. There are three large double bedrooms, an office, or could be a fourth bedroom if needed. A large lounge and kitchen as well as a bathroom with a separate toilet room.

DIGITAL CHANNELS



<https://www.robinsonsbrewery.com/pubs/red-lion-lower-withington>



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