

FRED BARRETT & SON

OFFICE NO.2 – THE BARN, DEETHE FARM, CRANFIELD ROAD,
WOBURN SANDS, BEDFORDSHIRE. MK17 8UR.

email: info@fredbarrettandson.com Tel: 01908 281542

FREEHOLD PUBLIC HOUSE FOR SALE

THE 'RED LION' P.H.,
KINGS WALDEN ROAD

GREAT OFFLEY
HERTS. SG5 3DZ.

GUIDE PRICE: £625,000



KEY HIGHLIGHTS

- * BEAUTIFUL LOCATION IN AFFLUENT HERTS. VILLAGE (Nr. Hitchin)
- * EASY ACCESS TO LUTON AIRPORT
- * 5 EN-SUITE LETTING BEDROOMS
- * EXCELLENT TRADING HISTORY

* **HEALTHY RENTAL INCOME**

Fred Barrett and Son are delighted to offer for sale the Freehold of the 'Red Lion' P.H., Great Offley - the premises occupy a superb position in the well-known Hertfordshire village. Great Offley is located off the main A505 Luton to Hitchin road.

Trading Areas

Public Bar (3.1m x 6.4m) with a feature fireplace, beamed ceiling and traditional furniture

Lounge Bar (7.4m x 4.4m) has a similar feel with feature fireplace, etc



Annexe Dining Room (4.1m x 4.1m) benefits from bench seating and quarry tiled flooring

Conservatory Restaurant (6.8m x 4m) has 34 covers and patio doors off to garden



Catering Kitchen (6.5m x 3m) well equipped catering kitchen with access to boiler room and cleaners store.

Private Accommodation

Briefly comprises, double bedroom, two single bedrooms, lounge & kitchen.

Letting Accommodation

5 En-suite letting bedrooms

Trade History

Turnover and trading figures are available on request to seriously interested parties. The current turnover is around £390,000 p.a.

Tenure

The current Lessee has approximately 3^{1/2} years left on his current agreement and this provides an annual rental-income of £45,000 to the Freeholder



VIEWINGS:

All viewings are strictly via **FRED BARRETT AND SON**. Please ring (01908) 281542 to make an appointment – PLEASE DO NOT APPROACH THE CURRENT LICENSEE

IMPORTANT NOTICE:

Please note that whilst every care has been taken in preparing these details, much of the information has been obtained from the Landlord or third-party sources. All statements as to fact or opinion should be checked by the Purchaser.

Whilst every endeavour has been made to ensure that the particulars given are correct, their accuracy cannot be guaranteed. These details do not constitute an Offer, Contract or Warranty. All particulars are subject to your verification and accuracy cannot be guaranteed. Details are issued on the strict understanding that all negotiations regarding this property are conducted through FRED BARRETT AND SON who will then deal with all matters appertaining to the Change.