



**The Red Lion, 134 Church Lane,  
Underwood, Nottingham, NG16  
5HD**

**Price:** £59,000

**Tenure:** Leasehold

**Turnover:** circa £648,939 (incl. VAT) year ending Sept 2015.

**Rent:** £44,000 per annum

**Landlord:** Enterprise Inns

**Trade Split:** circa 50% Food, 50% Wet.

**Agent:** Guy Simmonds 01332 865112

This thriving business is located in the sought after rural Nottinghamshire village of Underwood close to the M1 motorway that provides easy access to the North & South of the country. Underwood is a well populated village that offers wonderful panoramic rolling countryside views over towards the Southern Pennines. It is bordered by other desirable and attractive villages in what is known as Nottinghamshire's 'Hidden Valleys' area that is a big attraction for walkers and ramblers that frequent the area all year round. All within easy reach of the famous city of Nottingham, Matlock and the Peak District.

The premises include:

- Open plan Lounge/Bar/Dining area (circa 45+ covers) with exposed ceiling beams, exposed brickwork and a feature fireplace with built in gas coal effect burner.
- Fully equipped Commercial Catering Kitchen.
- Attractive slabbed Patio Area; Spacious grassed woodland Garden Area & Children's Play Equipment; Heated and lit Smoking Solution.
- Attractive 2 Bedroom Owner's Accommodation.

**THIS IS A RARE OPPORTUNITY TO ACQUIRE A DESIRABLE THRIVING BUSINESS IN A SOUGHT AFTER VILLAGE LOCATION**

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