



**The Red Lion
Aldershot
Hampshire**

New Price: £79,950
Tenure: Leasehold
Turnover: Advised turnover circa £425,000 (incl. VAT)
Trade Split: 90% wet and 10% food
Rent: £35,000 per annum
Landlord: Enterprise Inns
Agent: Guy Simmonds
01332 865112

Leading National Licensed Property Agents Guy Simmonds have been instructed to sell the highly impressive community inn; the Red Lion, situated in the sought after town of Aldershot, Hampshire.

Martin McConnell said “Our client has achieved an extremely solid and well established wet led trading foundation which can be fully emulated; yet still offers massive potential to increase the turnover and profits by focussing on an intensive marketing campaign to promote the diversity of the premises for being used for parties and private functions etc; plus the obvious added scope to expand upon the current limited food offering”

This substantial and traditional inn features a bright and airy Public Bar (circa 30), an inviting Lounge Bar (circa 20+) and a versatile Dining Room (circa 20 covers). There is also a well-equipped Commercial Catering Kitchen and the family accommodation briefly comprises: 3 bedrooms, lounge, utility room and bathroom. There is also an enclosed Beer Garden and Patrons Car Park.

McConnell added “This is an ideal first time buyer’s opportunity to purchase a well-established business and family home offering untold growth potential with a wonderful quality of life in this enviable locale!”



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