

# FOR SALE BY AUCTION

**The Red Lion, Stiffords Bridge, Cradley,  
Malvern, Worcestershire.**



**Guide Price:** £325,000

**Tenure:** Freehold

**Turnover:** Advised sales for Year  
End March 2011 circa £557,900  
(incl. VAT) – For Information Only.

**Trade Split:**  
65% dry; 35% wet.

**Sales Agent:**  
Guy Simmonds  
01332 865112.

A Freehold Inn is being taken to Auction onsite on Thursday 24<sup>th</sup> May 2012 (unless previously sold) by Leading National Licensed Property Agent Guy Simmonds :-  
The Red Lion, Stiffords Bridge, Cradley, Malvern, Worcestershire.

This Grade II listed substantial and well located riverside country Inn is wonderfully positioned on a large plot of land on Stiffords Bridge, Worcestershire, close to the village of Cradley, the town of Malvern and the border of Herefordshire.

This refurbished and well established freehold property consists of a: Lounge Bar/Public Bar (circa 35) with flagstone flooring, large bar servery and beamed ceiling; Spacious Restaurant (circa 60) with fabulous open fireplace, carvery unit, and flagstone flooring; Wonderful Beer Garden and Patio Terrace Area with seating for 100 along with 2 outbuildings; and Large Car Park for 40 cars.

To complete the property is a 5 bedroom living accommodation which is split into 2 flats. The current owners purchased the inn in 2003 and have decided to bring this substantial property to the market due to ill health.

**“This is an excellent opportunity to acquire a substantial country inn in a desirable location”**

Auction Date – Tuesday 24<sup>th</sup> April 2012 at 6pm.

Auction Location – The Red Lion, Stiffords Bridge, Cradley, Malvern, Worcs, WR13 5NN

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