



HALL & WOODHOUSE
BUSINESS PARTNERSHIPS

RED LION

High Street, Gillingham, Dorset, SP8 4AA



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The Red Lion presents a great short-term tenancy opportunity to run a historic town centre pub with a vibrant evening trade. This pub is in a prime high street location and benefits from a spacious interior, a good size patio and garden, and a large car park.



The Red Lion is a historic pub which for many years was the largest and most important licensed house in the North Dorset town of Gillingham. It occupies a large site that comprises of a main drinking and sports bar at the front of the pub, with a toilet block and cellar in the middle, and a very large games and pool bar to the rear. There is a good sized enclosed garden with patio and a large car park to the rear. On the first floor, as well as extensive private accommodation, there is an impressive function room area with great potential for development. There is also an adjoining cottage to the pub which is available for sub-let or staff accommodation.



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MEET THE BUSINESS DEVELOPMENT PARTNER

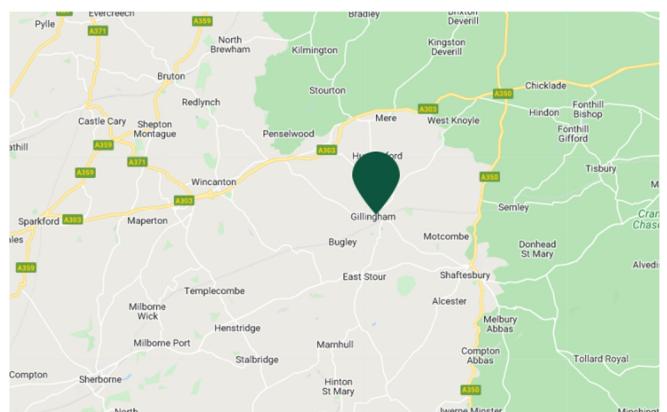
“ This is a fantastic opportunity for an enthusiastic operator who would welcome a short-term tenancy and enjoy the lively evening trade and sports offer of this pub. We are looking for an experienced Business Partner who would be comfortable managing the existing business with its regular trade base, but also with the vision to introduce ideas to the business. There is great potential to capitalise on the prime high street location of this pub, which has an exciting future investment scheme planned.”

Scott Rhodes-Ward - Business Development Partner, South West Region



LOCATION - GILLINGHAM

Gillingham is a busy town in North Dorset which has seen much housing development during recent years and regeneration activity on the town's High Street. One of the key reasons behind this is the main line railway station in Gillingham, which is on the Exeter to London Waterloo line. The Red Lion is situated in the central part of the High Street and there is a bridge link leading off the pub's car park to the back of Waitrose. The pub is ideally situated to make the best return from a potential future investment and can only go from strength to strength as the town continues to grow and develop.



TOP LINE FIGURES

- Rent: £30,000 per annum
- Initial Investment: Minimum £20K
- Fair Maintainable Trade* (FMT) Turnover: £320,000 per annum

FULL INVESTMENT BREAKDOWN

- Deposit: £7,500
 - Training Fee: £1,000 plus VAT
 - Working Capital: TBC
- Fixtures & Fittings: TBC (Inventory is an estimate net of VAT. Loan facilities are available for the purchase of fixtures and fittings).

TRADE

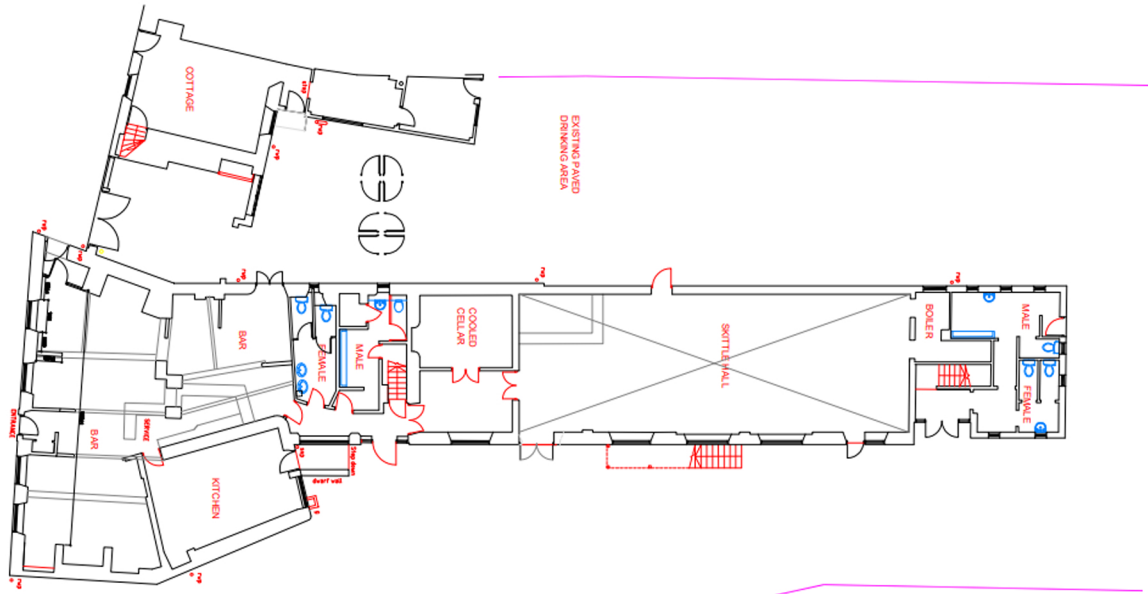
The Red Lion has been a very successful wet-led pub, trading on a late licence, with a vibrant evening trade. Live sport is a key element of the current business and the back room is well used for pool and has a large drop down TV. Machine income is also significant in this business.

*Trade volumes have been affected by Covid-19 lockdown closure periods.

ADDITIONAL INFORMATION

- Estimated Wet/Dry Split: 80%/20%
- Business Rates: TBC
- Available From: Immediately
- Closing Date: 21/03/2022

THE PUB FLOORPLAN



YOUR HOME

The domestic accommodation comprises of 4 bedrooms, a kitchen, a living room, bathroom and separate WC, and an office.

- 4 Bedrooms
- Private kitchen
- Lounge
- Bathroom
- Office

