



## Red Lion

Hogsthorpe Road, Mumby, Alford, Lincolnshire, LN13 9SD



Purchase Price - £9,000

Rent - £384 per week

### Profit Partnership Plus Agreement

This pub is available on a Profit Partnership Plus Agreement, and the purchase price is reimbursed when the business is sold back to the Brewery, subject to conditions.

The Profit Partnership Plus Agreement offers highly discounted Free Trade Cash and Carry Pricing and includes a supply agreement for all wet stock.

- Independent family company
- Drinks supplied at highly discounted prices
- Tenancy is renewable with no rent reviews
- Free and subsidised training courses
- Marketing support
- Regular calls from Profit Partnership team offering genuine support
- Brewery responsible for structure repairs

## The Pub and its Facilities

The Red Lion is located on the busy main coastal road between Skegness and Mablethorpe and is a single room pub with a central bar serverly which serves the public bar and dining area, all of which is in very good decorative condition. A feature open fireplace with a real fire is an attraction to locals and visitors alike. There is also a large, good quality catering kitchen, a side room and outside there is a large beer garden, car park for c.12 vehicles and a grassed area which has potential to be used for caravans or campervans. The outbuilding in the car park previously housed a community shop but has more recently been used as an office and storage area.

## Licence Details

### Alcohol Sales

9:00am – 2:00am - Everyday

### Live Music

Friday & Saturday

8:00pm – 11:00pm

### Opening Hours

9am – 3am Monday - Sunday

## The Neighbourhood

The beautiful village of Mumby is situated on the busy A52 which goes through to the busy holiday resorts of Mablethorpe, Sandilands, Ingoldmells, Skegness, with one of the 'jewels in the crown' of the east coast, Anderby Creek, only 3 miles away. There is so much to do in the area, which is why it is so popular; horse riding, cycling hiking, golf, museum visits and then there's the local Five Sailed Windmill or Alford Manor and Museum. All this and only a 35 minute drive from the historic city of Lincoln.

Mumby itself, centred around the 14th century village church, has a population of 500 and has a real community spirit. Facilities, schools, Dr's surgeries, shops etc all available in nearby towns and villages.

## Living Accommodation

Above the pub the domestic accommodation comprising of two bedrooms, lounge, kitchen and bathroom, all in good decorative order.

## Qualities which will make this pub thrive

Being a great operator with the skills to attract locals and create a good community environment and integrate well into the local area. You will need to be able to drive business through excellent standards and service with good catering experience and have good marketing and social media skills. Experience in the licensed trade, especially with cask ales, is preferred but not essential.

## The Purchase Process

You can apply to purchase this business via the website or contact the Profit Partnership Department on 01754 882011. Or maybe you want a general chat about the opportunity. Just pick up phone, we'll do what we can to help you. 😊 We look forward to speaking with you.



# Gallery

