

Bridge House
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Biggleswade
Beds
SG18 0BB

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Property Consultants: Commercial Agency:
Professional: Surveying Services

FOR SALE PUBLIC HOUSE

**The Red Lion
1 London Road
Biggleswade
Beds SG18 8ED**



- Attractive character public house
- Completely refurbished
- 0.2 miles from the town centre
- Prominent corner position on London Road
- Good size car park

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A list of directors and chartered surveyors is available from the registered office.
Company Registration No. 3445835

The Red Lion, 1 London Road, Biggleswade SG18 8ED

DESCRIPTION

The Red Lion is a two-storey Grade II Listed building of brick construction that has been rendered with a white with black timber frame detail. The ground floor area is open plan with many exposed beams. The ancillary areas include a catering kitchen, basement cellar and customer WC's.

The private accommodation is located on the first and second floors comprising 8 rooms.

Externally there is potential seating to the rear, a smoking solution and car parking.

The premises have been fully refurbished, which included a complete overhaul of the roof, rewired, new underfloor heating and boiler. Completely redecorated both inside and out. Woodworm and damp treatment with full guaranties. All new sanitary ware and associated drainage and water mains.

LOCATION

Biggleswade is a historic market town located close to the A1, circa 45 miles north of central London. The town is conveniently positioned with easy access to the Midlands and direct train links into London Kings Cross.

The Red Lion is located on a prominent corner position of London Road approx. 0.2 miles from the town centre. With the town centre being a short distance away, the surrounding area consists of several restaurants and high street retailers.



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ACCOMMODATION

Ground floor

Entrance Hall	8.81 x 7.32		5.94sq.m
Front Room 1	14.16 x 15.96	451sq.ft	20.99sq.m
	Excludes Bay Window		
Rear area Room 2	15.37 x 16.08	247sq.ft	22.97sq.m
Right hand [front] Room 3	17.02 x 15.49	263sq.ft	24.48sq.m
	Side Entrance		
Utility	5.46 x 8.07	44sq.ft	4.08sq.m
Clockroom			
Rear entrance [Outside door]			
Kitchen	11.74 x 12.07	141sq.ft	13.09sq.m
Front Room 4	15.69 x 18.92	296sq.ft	27.57sq.m
	Excludes Old Fire Place		
	Includes Front Fireplace		
	Excludes Bay Window		

Cellar	13.4 x 10.68	143sq.ft	13.28sq.m
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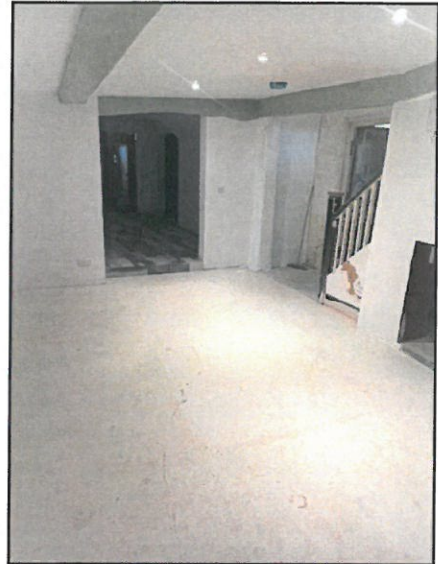
First Floor

Small landing area			
Bedroom [middle front]	11.51 x 7.19	82sq.ft	7.61sq.m
Bedroom [lhs front]	16.24 x 16.03	260sq.ft	24.15sq.m
Bedroom [rhs front]	16.33 x 10.50	171sq.ft	15.88sq.m
Side room	15.48 x 9.74	150sq.ft	13.93sq.m
Bathroom	9.71 x 5.95	57sq.ft	5.29sq.m
	Modern bath, Vanity unit with wash basin, low level WC		

Second Floor

Front room [sloped ceiling]	9.80 x 15.66	153sq.ft	14.21sq.m
Bathroom	12.57 x 10.09	126sq.ft	11.42sq.m
	Modern freestanding bath, Vanity unit with wash basin, low level WC, walk in shower		

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OUTSIDE

Surfaced side entrance to the car park and rear courtyard to the rear of the building.

SERVICES

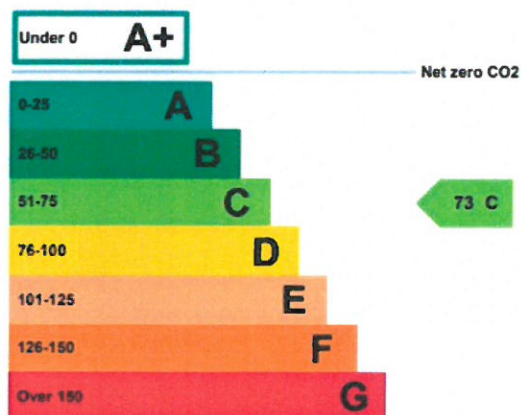
Mains electricity, water, gas and drainage are connected. Heating is from a gas boiler to radiators.

[None of the services have been tested].

RATES

Current rateable value 2023 to present £11,000

EPC



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PURCHASE PRICE

£499,000 for the freehold purchase.

VAT

Purchasers should satisfy themselves in respect of the position regarding VAT and take professional advice if necessary.

POSSESSION OR COMPLETION

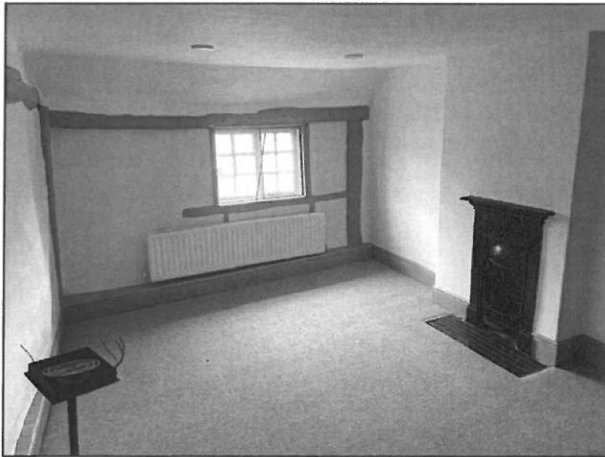
Upon completion of legal documentation.

LEGAL COSTS

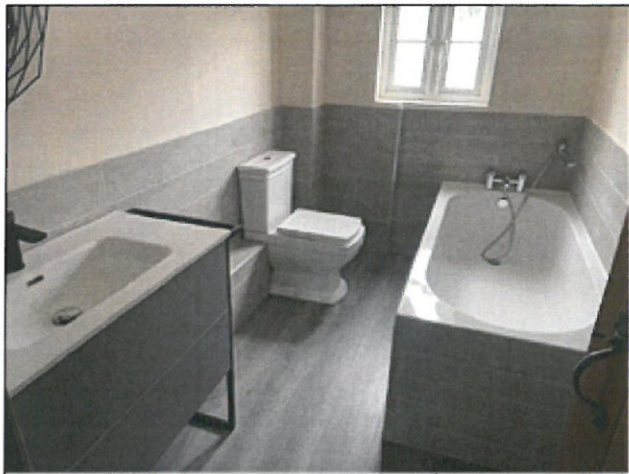
Each party to bear their own legal costs.

VIEWING

Strictly by appointment with Agents: Cliftons 01767 312131



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