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Commercial Property Consultants

## 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.

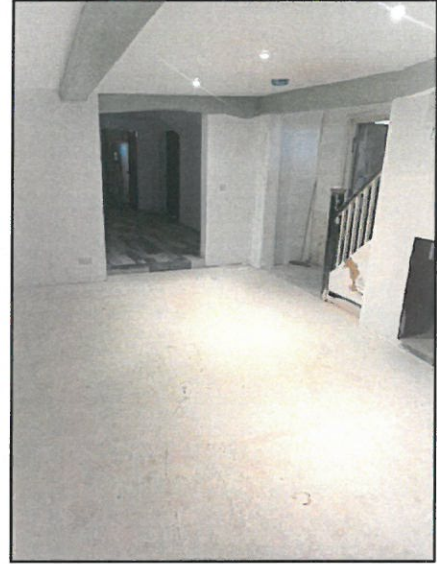
The Red Lion is located on a prominent corner position of London Road approx. 0.2 miles from the town centre. With the town centre being a short distance away, the surrounding area consists of several restaurants and high street retailers.



**The Red Lion, 1 London Road, Biggleswade SG18 8ED****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   |          |           |
| <b>Cellar</b>                | 13.4 x 10.68  | 143sq.ft | 13.28sq.m |
| <b>First Floor</b>           |   |          |           |
| 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                              |          |           |
| <b>Second Floor</b>          |   |          |           |
| 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**

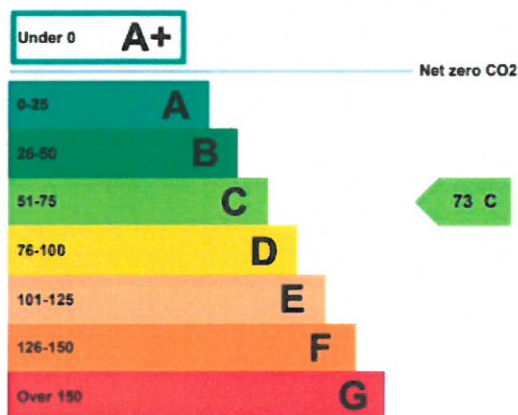
Mains electricity, water, gas and drainage are connected. Heating is from a gas boiler to radiators.

*[None of the services have been tested].*

**RATES**

Current rateable value £18,500

**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**

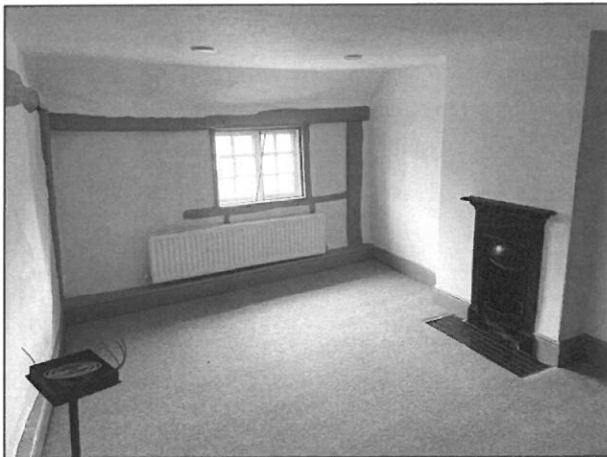
Upon completion of legal documentation.

**LEGAL COSTS**

Each party to bear their own legal costs.

**VIEWING**

Strictly by appointment with Agents: Cliftons 01767 312131



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