

BUSINESS PROPERTY SOLUTIONS

The Red Lion
89 High Street
Yardley Hastings
NN7 1ER



NORTHAMPTONSHIRE COUNTRY PUB TO RENT

ADDITIONAL Paddock - APPROX 1.5 ACRE

SUMMARY

The Red Lion is an attractive, stone-built country pub situated in the heart of the village of Yardley Hastings. The property offers an excellent opportunity to acquire the leasehold interest in a well-established and characterful country pub, benefiting from spacious trading accommodation, owner's living quarters and extensive external areas.

The ground floor benefits from a well-designed layout, refurbished in 2016, comprising a cosy front bar with approximately 20 covers and a separate rear dining room providing circa 40 covers. The dining area opens directly onto a raised pub garden, providing additional outdoor seating.

The fully fitted trade kitchen was refurbished and equipped in 2016 and benefits from direct access to a walk-in fridge/freezer. The first floor provides owner's accommodation comprising two bedrooms, living room, kitchenette and bathroom.

Externally, the property benefits from a large car park providing 26 marked spaces, two disabled spaces and further informal parking. Additional outbuildings include a former gym with shower, WC and storage rooms, together with a substantial external cellar providing valuable storage space.

The property is not listed but is situated within the Yardley Hastings Conservation Area. A premises licence is understood to be available for transfer with the leasehold interest.

LOCATION

The Red Lion occupies a prominent position within the attractive village of Yardley Hastings, approximately 6 miles east of Northampton and 4 miles west of Olney.

The property is conveniently located just off the A428, providing good road connections towards Northampton, Bedford and the surrounding towns and villages. The location also benefits from local bus services and offers potential for passing trade.

Yardley Hastings is an established village with a strong local community and attractive rural surroundings, positioning the pub well to serve both the local population and visitors from the wider surrounding area.

GUIDE PRICE

POA

TENURE

Leasehold

SITE AREA

Approx 0.7 acres (2,778m²) + Paddock

VAT

TBC

EPC RATING

C



Viewings

Strictly via appointments only through sole agents
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