



Riley Bar And Restaurant Ltd

REF: 161330

Louth. Turnover of £510,616. Substantial site operating over 130 years. Benefits from an excellent reputation. A 90-cover restaurant. Separate three-bedroom accommodation. Located within 10 miles off the Lincolnshire coast. Freehold.

Asking Price: **OIRO £1,000,000**

Main Road, Louth, Lincolnshire, LN11 8JQ

Head Office: Knightsbridge, KBS House, 5 Springfield Court, Summerfield Road, Bolton, Greater Manchester, BL3 2NT

IMPORTANT: None of the above constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves either by investigation, inspection and / or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to person who may be interested. ALL NEGOTIATIONS SHOULD BE CONDUCTED THROUGH KNIGHTSBRIDGE.



Business Overview

Riley Bar and Restaurant T/A The Waggon and Horses in South Reston is a traditional Lincolnshire freehold country pub.

The business has serviced the village for over 130 years and has become extremely well-known in the broader county of Lincolnshire.

There are three trading divisions of the business, including a pub/restaurant, a village store and a caravan and camping park which is regularly in high demand.

The county pub has a wide selection of real ales, pub games, light bites and snacks. The restaurant offers an array of different special dishes and is known for its popular Sunday carvery. Our clients are passionate about food and ensure that every dish is prepared to order using only the best locally sourced ingredients.

The restaurant and bar area can hold an approximate 90 covers, with an attractive conservatory to the back that is often used for private events.

The village store is situated next to the bar which sells convenience goods, newspapers and magazines and is free of tie. Customers have to walk through the bar to reach the retail shop, which naturally compliments bar sales via the increased footfall. Overall, the business is essential to the village and is a real hub for the local community.

The business also offers a caravan and camping area in a plot of land, which is just over an acre in size. It benefits from electric hook-ups, as well as toilet and water facilities. There is significant scope for further growth for the site and it complements the pub, restaurant and village store.

Alongside the commercial element of the business is a modern flat that is currently used for owner's accommodation.

The Waggon and Horses has an informative website and has received excellent customer reviews on TripAdvisor. In the past, there has been little requirement to advertise due to the regular and loyal client base from the local area

and high levels of tourism. Additionally, the business benefits from little competition in the area.

The business would be well-suited towards an existing industry operator where there is strong potential to continue the successful running of the business by further developing the website and expanding on its social media presence.

Location

The Waggon and Horses is located in the rural affluent village of South Reston on the A157 between Louth and Mablethorpe.

The business is situated eight miles from the coast and is close to Louth, Skegness, Trusthorpe, Sutton-on Sea and Mablethorpe.

The caravan and camping area attracts visitors all year round and is particularly busy when there are events hosted at Caldwell Park, which sits closely to the business.

Trading Hours

Shop: Monday to Friday, 8.30 until pub closes
Saturday and Sunday, 9.00 until pub closes

Restaurant: Monday to Saturday, 12.00–21.00
Sunday, 12.00–14.00, 16.00–21.00

Bar: 12:00 until late

Premises

The Waggon and Horses is situated in a large and characterful freehold building that has managed to keep many of its traditional features.

The wood panelled lounge bar offers plenty of room, an open fire and a pool table that leads into a 90-cover restaurant with a bright and airy conservatory and comfortable seating to the rear.

The premises also consist of a fully commercial kitchen and toilet facilities.

To the side of the main bar is the well-stocked village convenience store with a server counter and storage space.



There is a modern flat used for owner's accommodation that offers three large bedrooms, a living room, a kitchen and bathroom space.

Outside is a children's play area with picnic benches. Between the play area and conservatory there is a patio with tables and seating.

The public house is surrounded by car parking with the caravan and camping space being separated from the main buildings by mature trees. The area is approximately one acre of land, with self-sufficient toilet blocks.

We are advised the premises are freehold.

Financial Profile

Total turnover: £510,616

Wet sales: £209,600

Dry sales: £263,164

Shop sales: £37,851

Reason for Sale

Our clients are offering the business for sale to facilitate retirement plans.

Staff

The business is operated by our clients and their family members, alongside four part-time members of staff.





For further information or to make an appointment to view
the business, please call Knightsbridge on 01204 555 050 or email us
at buy@knightsbridgeplc.com
www.knightsbridgeplc.com