



Red Lion (Y Llew Coch)

Freehold

Offers in the Region of **£275,000** Excluding VAT (if applicable)

Red Lion (Y Llew Coch), 11 Heol Maengwyn, Machynlleth, Powys, SY20 8AA

AT A GLANCE

- Three Storey Terrace Property
- Located in Town Centre
- Attractive Outdoor Area
- 3,526 sq ft Ground Floor Footprint
- Sought After Historic Market Town
- Traditional Trading Areas
- 4-Bed Domestic Accommodation
- Total Site Area 0.13 acres

Viewing And Further Information

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PROPERTY

The Red Lion is a historic coaching Inn in the heart of the town dating back to the 16th century. The pub is a three storey mid-terraced property of rendered elevations beneath a pitched tiled roof, with single storey, flat roof extensions to the rear.

The accommodation briefly comprises an entrance hall leading from Heol Maengwyn, to the trading areas. The trading area is dissected by the entrance hall with approximately 54 covers in total, timber bar servery, beamed ceiling, raised area, part wood panelled walls.

The pub also benefits from Ladies and Gents W.C.s, commercial kitchen and basement beer cellar.

The Private accommodation is split over two floors and briefly consists of four Bedrooms, Lounge/ Office, Kitchen, Bathroom and a large 'Den' room.

To the rear of the main bar there is the access to the outside areas, which includes a sheltered courtyard, the "cave" and a well appointed rear beer garden which seats comfortably 60 plus guests, with a feature raised area that can be used for visiting bands in the summer or extra seating area.

PLANNING

The local authority is Powys Council. We are advised that the property is not Listed but is situated in a conservation area. Prospective purchasers are advised to make their own enquiries.

UTILITIES

We understand all mains services are connected.

MEASUREMENTS

The ground floor footprint of the property is 3,526 sq ft and the overall site measures c. 0.130 acres, (Measurements are taken from digital mapping and are approximate)

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.



THE BUSINESS

No trading information is to be sold or warranted. The vendor runs a leased and tenanted estate and has not occupied the property. The vendor does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

RATES & CHARGES

Current rateable value (from 1 April 2026) of the Red Lion has been assessed at £17,700.

TENURE

Land Registry records show the Red Lion is held on the freehold title CYM271730. Offers are being sought in the region of £275,000 excluding VAT (if applicable), for the Freehold interest.





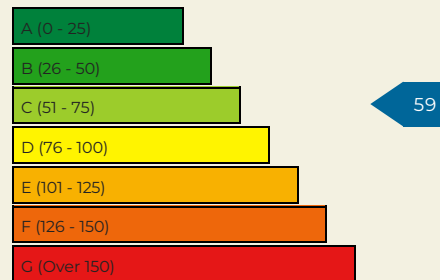
LOCATION

The Red Lion, is situated in the centre of the historic market town of Machynlleth. The pub enjoys a prominent position in the town, just off the main square which is the nucleus of the town. Machynlleth has a population of 2,500 plus, many of which are farmers/rural workers and enjoys a thriving tourist market from Easter onwards.

Popular with locals and visitors alike, the Red Lion is a great pub to visit and explore Machynlleth, the beautiful Dyfi Valley, the Cambrian Mountains and the sandy beaches of the Cardigan Bay coast.



EPC



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