



The Six Bells

The Green, Beenham, Reading, Berkshire, RG7 5NX

Tenure: Leasehold

Price: Nil Premium

Ref: 96769

SP **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Village position close to Reading and Newbury
- Well-presented public house
- Bar, conservatory, snug & function room (80-90)
- Four en suite letting bedrooms
- Two bedroom owner/staff accommodation
- Part covered trade garden (100-110)

Location

The Six Bells is situated in the Berkshire village of Beenham, nestled in an area of stunning countryside approximately 6 miles east of Newbury and 7 miles west of Reading. The village is predominantly a residential village with local attractions include the Bucklebury Farm & Deer Safari Park.

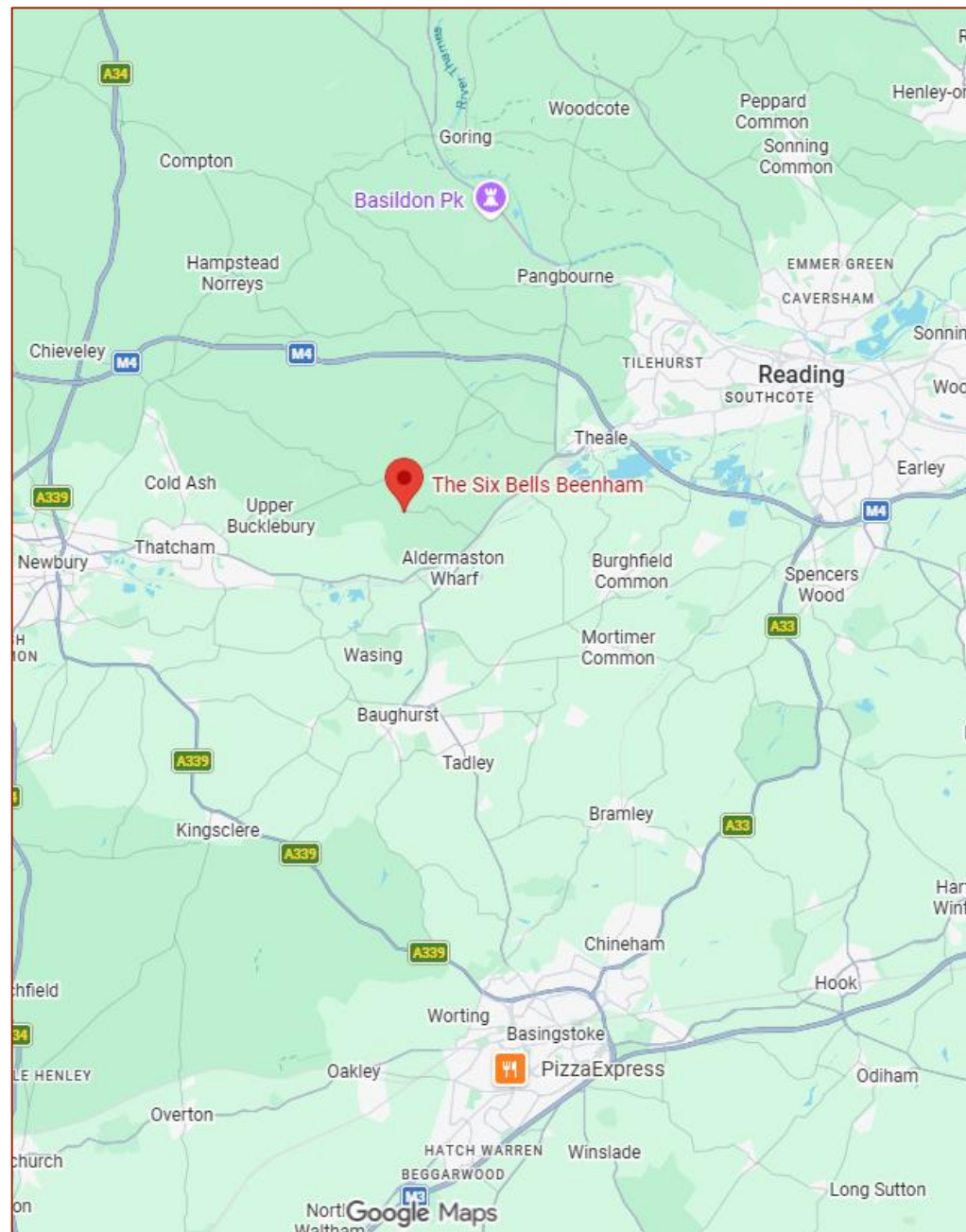
The village is a short drive from the M4 at junction 12, and main line rail services are available from nearby Aldermaston with Great Western Railway between Reading and Newbury or Bedwyn. Additional rail services are available from nearby Theale with fast connections to Reading, and to London beyond via the Elizabeth Line, making this area highly commutable.

The Property

The Six Bells is situated along The Green, the main arterial road into the village from the north. The premises comprise a well-presented detached public house of red brick construction, under a pitched tile roof.

The property is not a listed building and does not fall within a Conservation Area.

The property sits within a plot measuring in the region of 0.27 acres. We understand the Gross Internal Area of the property measures 422 m² (4,542 ft²).



Trade Areas

- BAR: Stone tiled flooring, log burner, bar servery with coffee machine and drinks fridges. Seating for up to 24.
- CONSERVATORY: Presented in an in-keeping manner with the bar. Disabled access and seating for 18.
- SNUG: Wood-built bar servery and log burner. Comfortable seating for 12.
- FUNCTION ROOM/BREAKFAST ROOM: Bar servery, servery hatch to kitchen. Seating for 30-60.
- DISABLED TOILET: With baby changing facilities.
- TWO GENTLEMEN'S TOILETS.
- TWO LADIES' TOILETS.
- CHILLED BARREL ROOM.
- PANTRY/DRY STORE.
- PANTRY/FORMER OFFICE.
- WASH-UP AREA.
- COMMERCIAL KITCHEN: With Rational oven, double deep fat fryer, plancha grill, double pizza oven, pizza station, extractor and under counter fridges.

Owners' Accommodation

Located at first floor level, comprising:

- TWO DOUBLE BEDROOMS.
- BATHROOM.
- LIVING ROOM WITH KITCHENETTE.

Letting Accommodation

Located in a modern build unit to the rear of the property, with segregated access, comprising:

- DOUBLE/TWIN BEDROOM with en suite bathroom.
- THREE DOUBLE BEDROOMS with en suite showers.





External

- CAR PARK: With space for 15 to 20 vehicles.
- SIDE PATIO: With seating for 15.
- TRADE GARDEN: Part lawned, with covered and heated seating area. Seating for 100-110.
- TRADE YARD: With shed storage.

The Business

The Six Bells operates as a popular community hub, whilst simultaneously drawing in destination diners from the surrounding towns and villages. The current Tenants have created a warm and welcoming countryside pub serving pizzas, rustic pub food and Sunday roasts.

The letting accommodation is well utilised by business visitors to the area, as well as those attending weddings at neighbouring Awberry Farm, a stunning rustic barn wedding venue which also acts as a feeder to the Six Bells for drinks and dining before and after wedding events. This is a reasonably new venture, which is rapidly growing and is expected to draw in additional business for the pub over the coming years.

It is our understanding that the business generates a net turnover in the region of £280,000 per annum, which could be further increased by offering breakfasts and coffee mornings, in addition to working closely with the owners of Awberry Farm. Further accounting detail can be made available following a formal viewing.

The Six Bells is a great opportunity for an enthusiastic hands-on couple, or aspiring individual wanting to take their first steps into the industry. There is undoubted scope for a new operator to drive this business forward to the next level.







Tenure & Price

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LEASEHOLD	Nil Premium. Stock, glassware, loose catering effects and linen at valuation in addition.
TERM	Up to seven years.
LANDLORD & TENANT ACT 1954	Outside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Non assignable.
BOND	A bond equivalent to three months' rent in advance.
RENT	£30,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every three years at RPI, collared at 2.5%.
BREAK CLAUSE	Mutual, by negotiation
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
FIXTURES & FITTINGS	Will be retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair).
TIE	Free-of-tie.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
RATES & UTILITIES	All costs relating to the supply of utilities, Council Tax and Business Rates will be paid by the Tenant.

OPTION TO EXTEND	Option to extend the agreement by negotiation.
OPTION TO PURCHASE	Option to purchase by negotiation.
DUE DILIGENCE	An incoming party will be required to demonstrate sufficient funds to sustain their business model and will need to demonstrate ingoing capital to cover the rental deposit, stock, working capital and solicitors' fees as a minimum. An incoming party will be required to undertake a credit check.

Licences

A Premises Licence is held under Licence No. 013337 permitting:

Sale of alcohol by retail (on and off the premises):

Monday to Sunday: 09:00 – 01:00

Maximum opening hours:

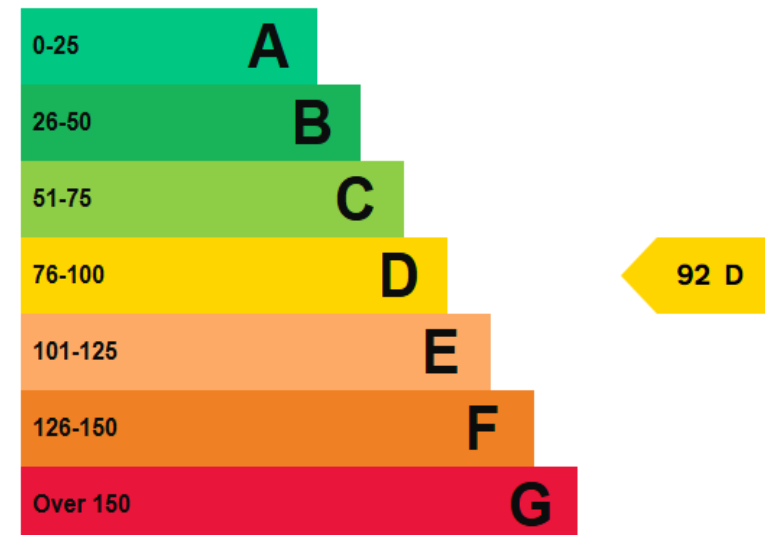
Monday to Sunday: 09:00 – 01:30

Services

Mains water, drainage and electricity are connected. Oil fired central heating.

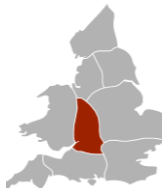
Rateable Value: £9,500

Local Authority: West Berkshire Council









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Business Mortgages

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Utility Helpline

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