



Bell Inn

High Street, Westoning, Bedfordshire, MK45 5JH

Leasehold £48,000

- Located in affluent Westoning, Bedfordshire
- Fully refurbished Grade II public house
- Bar (15-20) & restaurant (45)
- 5 bedroom accommodation
- Trade garden & patio (60-70) & car park (25)
- Strong food-led business, potential for greater online presence
- Freehold also available

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LOCATION

The Bell Inn is located in the affluent and sought after village of Westoning, Bedfordshire. Westoning is an attractive village with an approximate population of 2,000 residents and the average income level is above the national average. The village lies approximately 15 miles east of Milton Keynes, 1.5 miles south of Flitwick and 9 miles east of Woburn Sands. The area attracts a number of visitors with numerous attractions situated close by including Center Parcs Woburn Forest, Woburn Safari Park, Woburn Golf Club, Whipsnade Zoo and the Barton Hills National Nature Reserve.

Westoning lies approximately 2 miles north of Junction 12 of the M1 which provides fast road access to the major conurbations of Milton Keynes, Northampton, Luton and Central London via the M25 at Watford. Mainline railway services are available to Central London from the nearby stations of Flitwick and Harlington as well as high speed services to the north from Milton Keynes Central. Due to the superb communications seen in the area, Westoning is a popular expanding residence for city workers.

The Bell Inn is positioned on a corner plot between the High Street, Park Road and Greenfield Road. It is an attractive and well presented public house, believed to originally date back to the 17th Century with later reworking in the 19th Century. This Grade II listed property is of a timber framed construction with red brick infill, and modern extension to the rear. The property has undergone a full and extensive refurbishment, including replacement of roof timbers and a brand new extraction system, and as a result is presented to a high standard throughout.

TRADE AREAS

Entrance from front of property via lobby area into BAR AREA. The bar is presented in a traditional manner with a modern twist, incorporating a light oaked framed bar server, quarried tile flooring, exposed wood beams and attractive open brick fireplace. The bar offers a cosy and relaxed atmosphere, capable of providing seating for 15-20.

Offset to the side of the bar is access to the MAIN RESTAURANT. This area is incorporates laminate flooring and decorated with original features such as a working open brick fireplace, exposed beams and exposed brick work. The restaurant provides seating for 26. Offset are LADIES and GENTLEMEN'S TOILETS, as well as a DISABLED WC with baby changing facilities.

To the rear of the main restaurant an ADDITIONAL RESTAURANT SPACE presented in an in keeping manner with the rest of the property. This space currently provides seating for 18 customers, with views of the garden to the rear.

Leading to the rear of the bar server is WASH-UP area with coffee machine, ice machine, dishwasher, fridges and convection oven.

The property houses a well-proportioned and well-equipped TRADE KITCHEN, recently refitted including the installation of a brand new extraction system.

The Bell Inn is serviced by a BASEMENT CELLAR.

OWNERS ACCOMMODATION

At first floor level comprising, living room, lounge area, two shower & WC rooms, office/double bedroom, two double bedrooms and a fitted kitchen. At second floor level there is further accommodation comprising a double bedroom and interconnecting room/office.

EXTERNAL

To the front of the property is a well presented TRADE PATIO area providing seating for 20-30 patrons. This area is presented with attractive flowerbeds.

To the rear of the property there is an additional TRADE PATIO with jumbrella with seating for 30. Furthermore there is an attractive LAWNED GARDEN housing 7 picnic benches.

Offset to the side of the property there is a gravelled CAR PARK with space for 25 vehicles.

The premises benefits from a newly created trade YARD with walk-in fridge and separate walk-in freezer.

THE BUSINESS

Our clients have operated the Bell Inn since June 2020, and despite opening during the Pandemic, this business has proved its worth and has become one of the most popular and busy public house and restaurant businesses in the area. It is well known for its fresh and exciting mix of Turkish and English food with celiac options. This family friendly business enjoys a loyal local drinking trade alongside its strong food following, and quite often turns 150 covers on a Sunday lunchtime. JustEat proves to be a popular addition to the Bell Inn. The business is now reluctantly for sale so the Sellers can concentrate on other businesses within their portfolio.

It is our understanding that weekly gross turnover stands in the region of £8,000 to £12,000, averaging £9,500 per week.

The business also generates in the region of £3,000 per week through Just Eat orders which equates to £2,200 after taxes and commissions and has recently been received an award for 10,000 orders.

Further accounting detail can be made available to serious parties following a formal viewing.



TENURE & PRICE

LEASEHOLD £48,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.
FREEHOLD ALSO AVAILABLE

The Bell Inn is held on a full repairing and insuring lease agreement for a term of seven years commencing 8 June 2020 from a private Landlord. The lease falls outside of the Landlord & Tenant Act 1954. Rent currently stands at £49,069 per annum (plus VAT) paid monthly in advance. Rent is subject to Rent Review at Open Market Rent or RPI (whichever the greater) in June 2023, with annual RPI adjustments in addition. A security deposit of £12,267 will be required by the Landlord. The lease is free of all trade ties. A new 10 year lease is also available on the same terms.

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 above as a minimum.

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

LICENCE

A full Premises Licence is held.

SERVICES

All main services are connected.
Rateable value is £18,500.
Local Authority: Central Bedfordshire



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