



The Bowl

Amphill Road, Houghton Conquest, Bedfordshire MK45 3JP

Tenure: Freehold

Price: £1,200,000

Ref: 96048

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

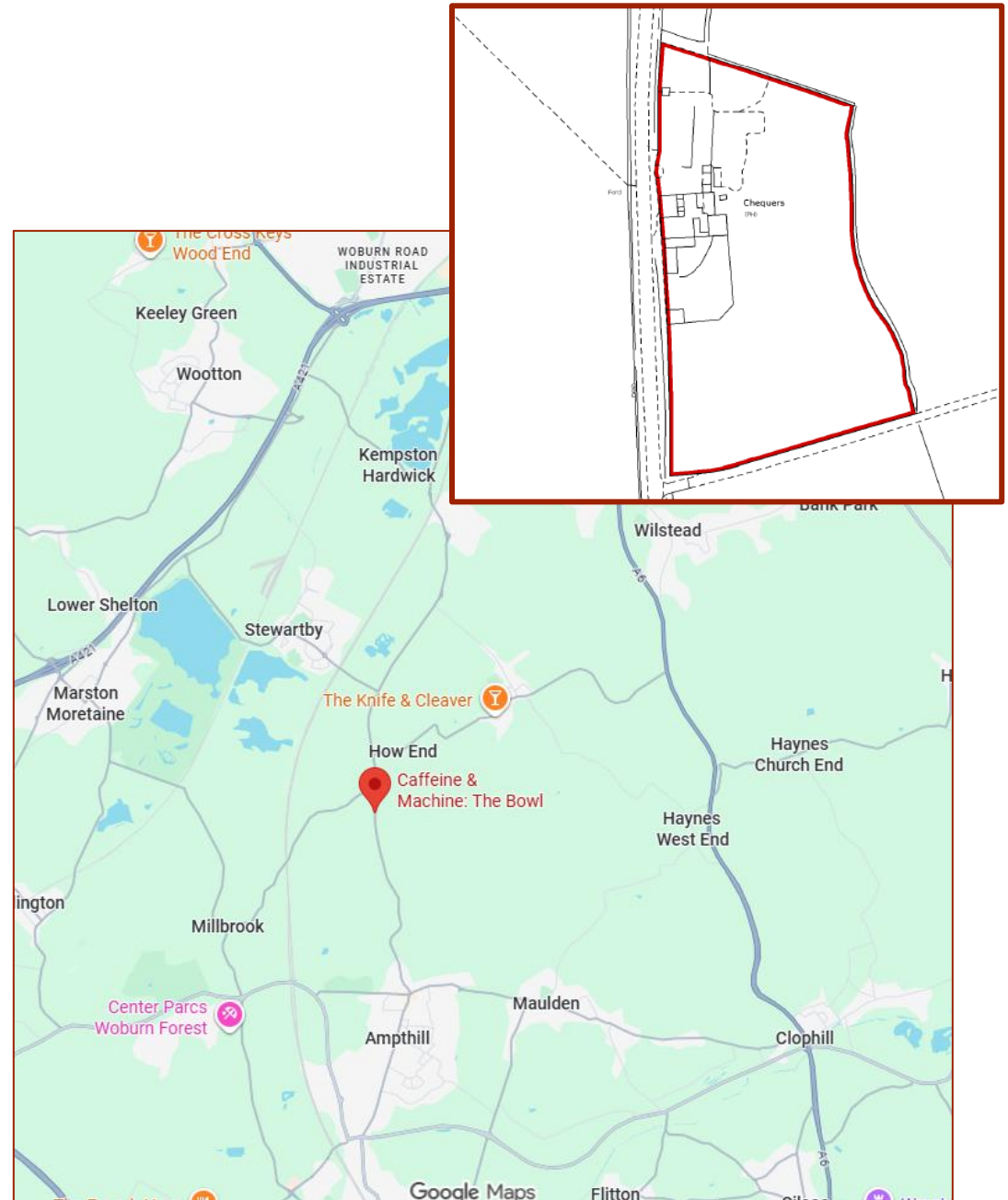
- Internal seating for 100+ diners
- External seating for 200
- Three-bedroom accommodation
- Excellent service facilities
- Extensive gardens & car parking (5.3 acres)
- Turnover £772,739 per annum net of VAT

Location

The subject property, The Bowl (formerly The Chequers), stands midway between the village of Houghton Conquest and the town of Ampthill in the desirable Flitvale which is located in Mid Bedfordshire and is one of this region's most desirable residential locations which also has easy, convenient access to the M1 motorway.

The property stands in the lee of the Greensand Ridge, one of this region's best known topological features and, more importantly, immediately adjacent to the former Stewartby Brickworks which is the site of the new Universal Studios Theme Park. This is to be a 476 acre attraction which is expected to draw 8.5 million visitors annually and is slated for completion by 2031. The development is expected to start next year and during the development period, it is anticipated that there will be an average of 5,000 tradesmen working on the site at any given time. There are also proposals to further extend the site to a total of 700 acres. Not only will The Bowl be the best positioned of any licensed premises to benefit from this development, it could also be utilised for a number of uses (subject to planning) during the construction stage.

The property currently operates as a branded and specialist pub and restaurant under the Caffeine and Machine brand which specialises in high-performance and classic cars visiting and associated events. The brand will not be offered on a franchise basis going forwards.



Trade Areas

Open plan trading areas split into three principal sections. There is a RECEPTION AREA with RETAIL SHOP off and a central reception area arranged around a BAR SERVERY which has a serving counter on three sides. The central area has assorted seating and standing areas for 40+ customers and access through to the MAIN RESTAURANT which has a slight conservatory feel because of the extensive glazing on two sides. There are assorted dining tables and chairs for up to 60 customers and two sets of double doors providing access onto the trade garden. Set of LADIES', GENTLEMEN'S and DISABLED ACCESS TOILETS. There is a large, comprehensively equipped CATERING KITCHEN which has a full selection of stainless steel catering effects and work surfaces.

Owners' Accommodation

FIRST FLOOR

TWO DOUBLE BEDROOMS and ONE SINGLE BEDROOM, LIVING ROOM, KITCHEN and FAMILY BATHROOM.

External

As previously referred to, the property stands in a plot of 5.3 acres. This includes a large, enclosed TRADE GARDEN on the southern side of the plot with part patio and part lawn, post and rail fencing, children's play area and patio area adjacent, direct access from the dining room and a covered canopy. There is external seating for 200 customers.

On the northern side of the property is a large, gravelled CAR PARK with space for 100+ vehicles. There is a timber and brick-built BARN with pitched slate roof providing a covered seating area with further patio seating to the front for 50 customers as well as a self-contained DRY STORE and FREEZER ROOM.





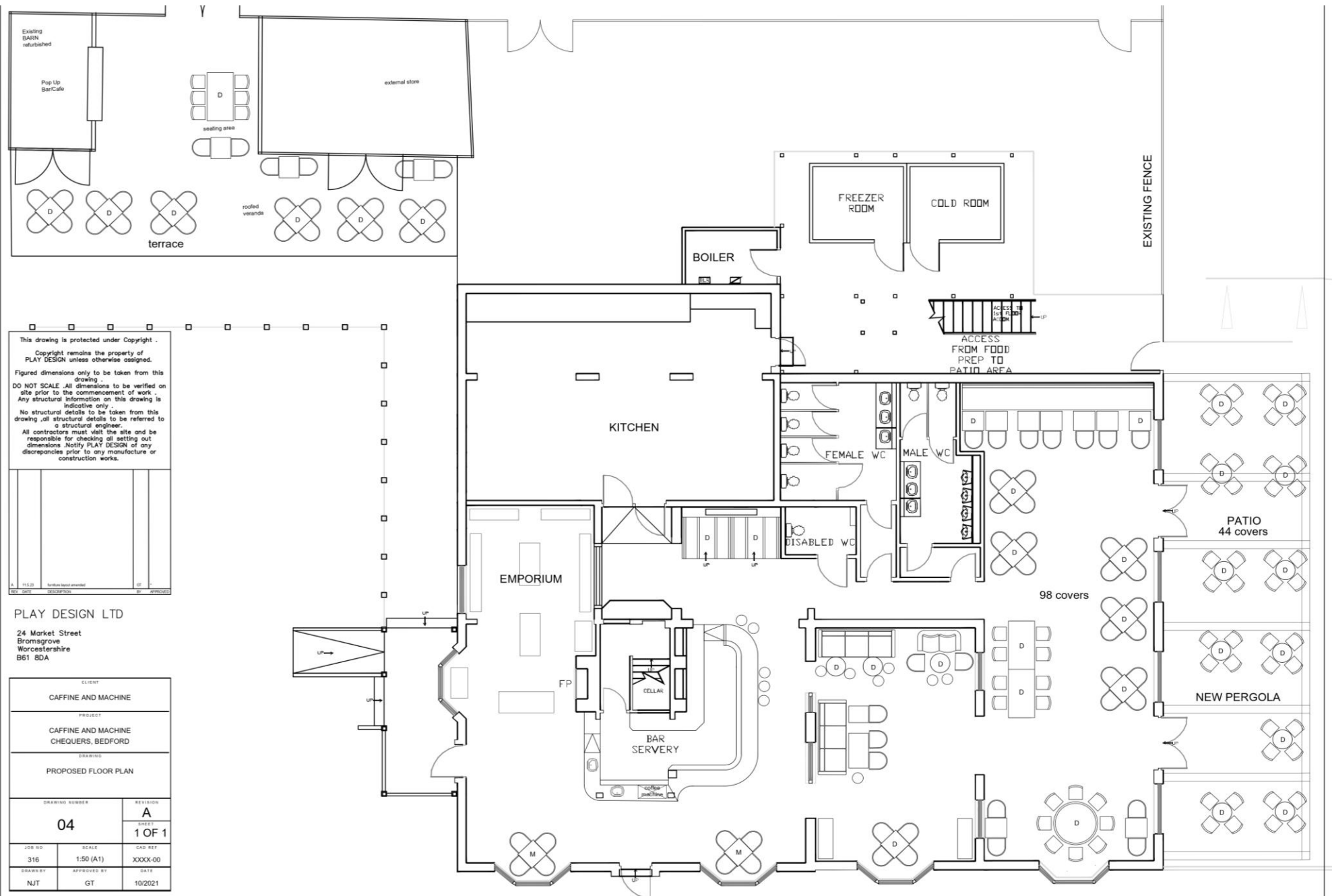
To the rear and the southern side of the plot is a large, lawned PADDOCK which is utilised at times for overflow parking but could, subject to planning permission, be utilised as a campsite. The plot does lend itself to the construction of further buildings, hotel accommodation etc.

The Business

As previously referred to, The Bowl operates as part of the Caffeine and Machine chain and was acquired in May 2023 at which time it was called The Chequers and was closed. After a period of refurbishment, The Bowl reopened in October 2023.

The most recent trading figures published at the end of January 2026 show annual takings net of VAT of £772,739. A gross profit of 73.6% is achieved. However, and as previously referred to, the brand 'Caffeine & Machine' will not be offered as a franchise going forwards.





Tenure & Price

FREEHOLD £1,200,000 to include the inventory.

The property has been elected for VAT and therefore under normal circumstances, VAT would be payable at the standard rate of 20% on 90% of the purchase price. However, if the sale were to be treated as a transfer of a going concern, no VAT need be charged by the sellers.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Licences

A Premises Licence is held permitting the retail of alcohol:

09:00 – 23:00 – seven days a week

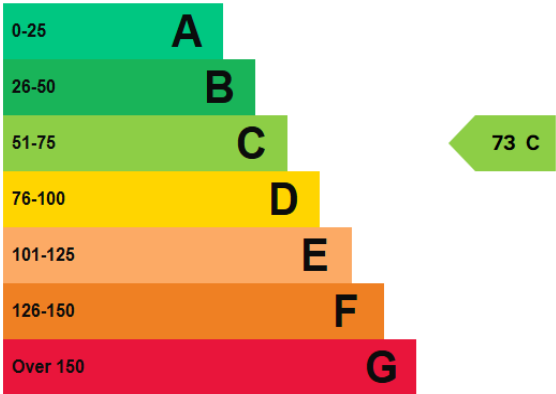
Services

Mains electricity and water are connected. Sewage treatment plant for drainage.

LPG tank. Gas fired central heating.

Rateable Value: £38,500

Local Authority: Central Bedfordshire Council





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