



Tavistock Pub & Carvery

Tavistock Street, Bedford, MK40 2SB

- Located Centrally Within Bedford, Bedfordshire
- Sizeable Open Plan Public House & Carvery
- Main Bar/Restaurant (100) & Garden Room (38)
- Gated Floodlit Car Park (16) & Smoking Shelter
- Fully Fitted Commercial Kitchen & Basement Cellar
- Private Operators Office Room & Staff Facilities
- Highly Successful Business With Net Profits Over 200k
- 8 Year Free Of Tie Leasehold Opportunity

Leasehold | £250,000



LOCATION

The Tavistock Pub & Carvery is situated on Tavistock St in the centre of the busy county town of Bedford, Bedfordshire. The town is located 46 miles (74 km) miles north-northwest of the capital city of London, 65 miles (105 km) southeast of Birmingham, 25 miles (40 km) west of Cambridge and 19 miles (31 km) east-southeast of Northampton. The River Great Ouse passes through the town centre and is lined with gardens known as the Embankment. Bedford was founded at a ford on the River and is thought to have been the burial place of Offa of Mercia the former king of Mercia during the Anglo-Saxon period. The town served as a main filming location for the popular BBC TV series "Some Mothers Do 'Ave 'Em" during the 1970's, the town is also the birthplace of broadcaster, presenter and tv personality Carol Vorderman MBE.

Road access to the town is provided by the A6 road & the A421 road. The town is served by two railway stations and a network of bus services. Bedford's train station is on the Midland Main Line, with stopping services to London and Brighton operated by Thameslink it also benefits from express services to London and the East Midlands operated by East Midlands Trains. Regular town bus services allow travel to the nearby Oxford, Cambridge & Milton Keynes, the nearest airport is Luton International Airport which is located 30.9 miles (49.7 km) south.

The area benefits from a variety of notable landmarks and amenities such as the medieval Bedford Castle built in 1100 by Henry I, The University of Bedfordshire Theatre situated on the Polhill Campus of the University of Bedfordshire and the Higgins Art Gallery & Museum Bedford's principal art gallery and museum. The town also benefits from a variety of leisure facilities, fuel stations and supermarkets.

The Tavistock Pub & Carvery occupies a fully double glazed two-storey detached brick building under slate tiled roof. The property benefits from houses 2 sizeable trade spaces, commercial kitchen, basement cellar and gated customer car park.

PROPERTY

GROUND FLOOR

Enter the property via Tavistock Street directly into the MAIN BAR/RESTAURANT which has seating for 120. This open plan area includes part carpet and part tiled flooring, ceiling lights, spotlights, wall lights, two televisions, heated carvery station, wooden main bar serverly with three double drinks fridges, Epos, coffee machine, dish washer. access to BASEMENT CELLAR which has a cooler, Python system, double drinks fridge, hydraulic barrel drop. The main bar/restaurant gives access to the CONSERVATORY/GARDEN ROOM which has seating for 38. TV, ceiling lights, exposed feature wall. There is also access to the COMMERCIAL KITCHEN which includes three upright freezers, one upright

fridge, walk-in freezer, two under-counter fridges, two deep fat fryers, griddle, six burner gas hob and oven, extractor canopy, non slip flooring, steamer rationale oven, two pizza ovens, two slow cookers, pot wash area with a dish washer and three stainless steel sinks.

The kitchen gives access to the FIRST FLOOR which includes a private office, dry store, staff room, airing cupboard and staff toilets with walk-in shower.

EXTERNAL

Gated Car Park with space for 16 vehicles which includes floodlights, smoking shelter, storage shed, walk-in fridge, walk-in freezer.

THE BUSINESS

Our clients have operated the Tavistock Bar & Carvery for just over 18 months and now wish to sell off their leasehold interest to focus on other business ventures. During this time they have contributed to continuation of a well established pub and carvery which offers a relaxed family friendly atmosphere to an upmarket clientele that travel not only from the local area but the surrounding towns and villages too.

The business offers an extensive food menu which includes a Daily Buffet Breakfast and Carvery, a range of traditional pub favourites as well as pizzas, pastas and desserts combined with a selection of beers and lagers from the towns local Eagle brewery and a large offering of wines, spirits, soft and hot drinks. The property also benefits from a Garden Room that regularly caters for parties, disco's and private functions, all of these factors have accumulated in the business being highly rated on Trip Advisor, the property also boasts a 5 Star Hygiene Rating from the Food Standards Agency.

The business is currently affirmed by a close-knit team of x4 part-time and x11 full-time staff alongside our current client partnership that entwine to oversee the positively reviewed service & menu. It is in our opinion that the increase of community and entertainment events would lead to a rise in business, a larger emphasis on marketing could also contribute to the increase in turnover and subsequent profits. the business is currently supported by a dynamic website & social media accounts which will be passed over to the subsequent buyer on completion.

It is our understanding that the year end turnover for 2018 stands at £839,390 resulting in a net profit of £216,354. Further accounting detail will be made available to serious parties following a formal viewing.



TENURE & PRICE

LEASEHOLD £250,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The property is held on a fully repairing and insuring lease from a private freeholder for a term of 10 years, with 8 years remaining. Rent is £65,000 per annum. The lease is within the provisions of Part II Landlord & Tenant Act 1954. The lease is free of all trade ties.

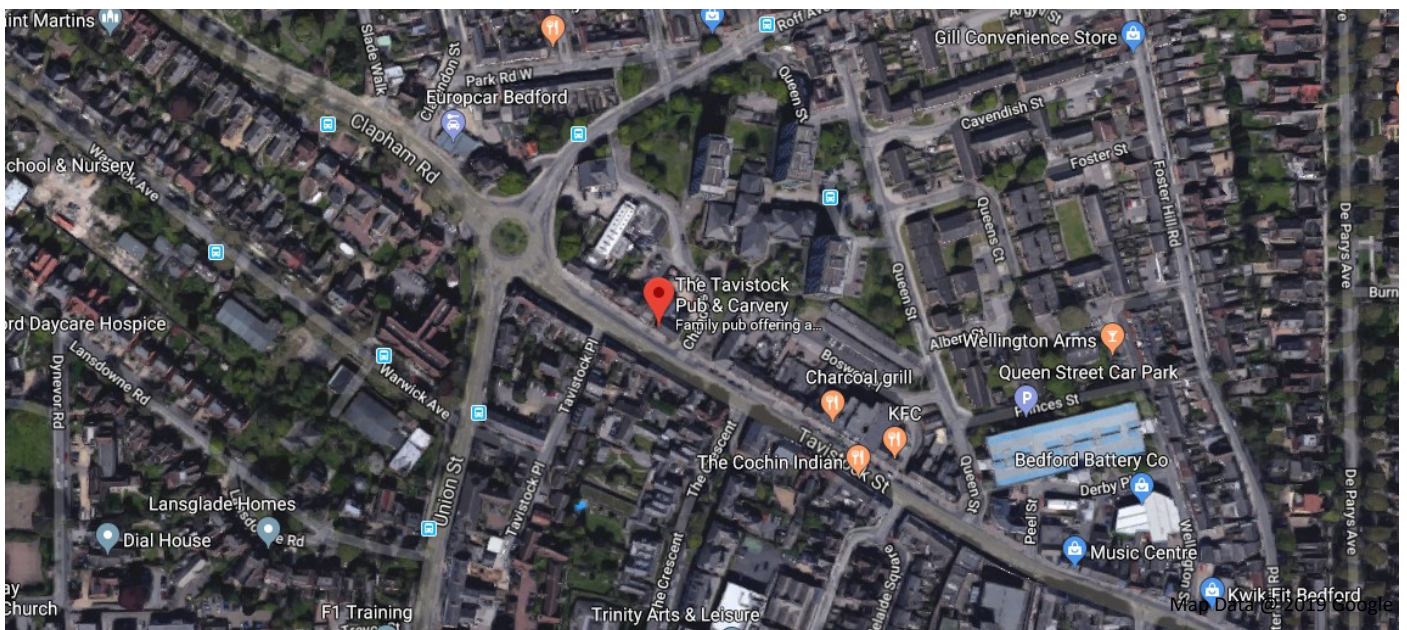
No direct approach to be made to the business, with all communications directed through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

A Full Licence Is Held Permitting The Sale Of Alcohol From: 10:00am —11:00pm Monday to Sunday, 7 Days A Week.

SERVICES

All Mains Services Are Connected. The Property Benefits From A 15 Camera CCTV Security System Alongside Both A Fire & Burglar Alarm.



More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

70 This is how energy efficient the building is.

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EPC Reference: 0310-0833-1589-3427-5006

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635

Tel: 01522 500059

Email: East@sidneyphillips.co.uk

