



Bell Inn

Church Lane, Iden, Rye, East Sussex, TN31 7PU

Tenure: Leasehold

Price: Nil Premium

Ref: 96536

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Located in picturesque village of Iden, near Rye
- Community owned, eye-catching pub in heart of the village
- Bar, snug & restaurant (65)
- 2-3 bedroom accommodation
- Two gardens (80-90) & car park (15)
- Two self-contained letting bedrooms
- In need of complete refurbishment in exchange for generous terms

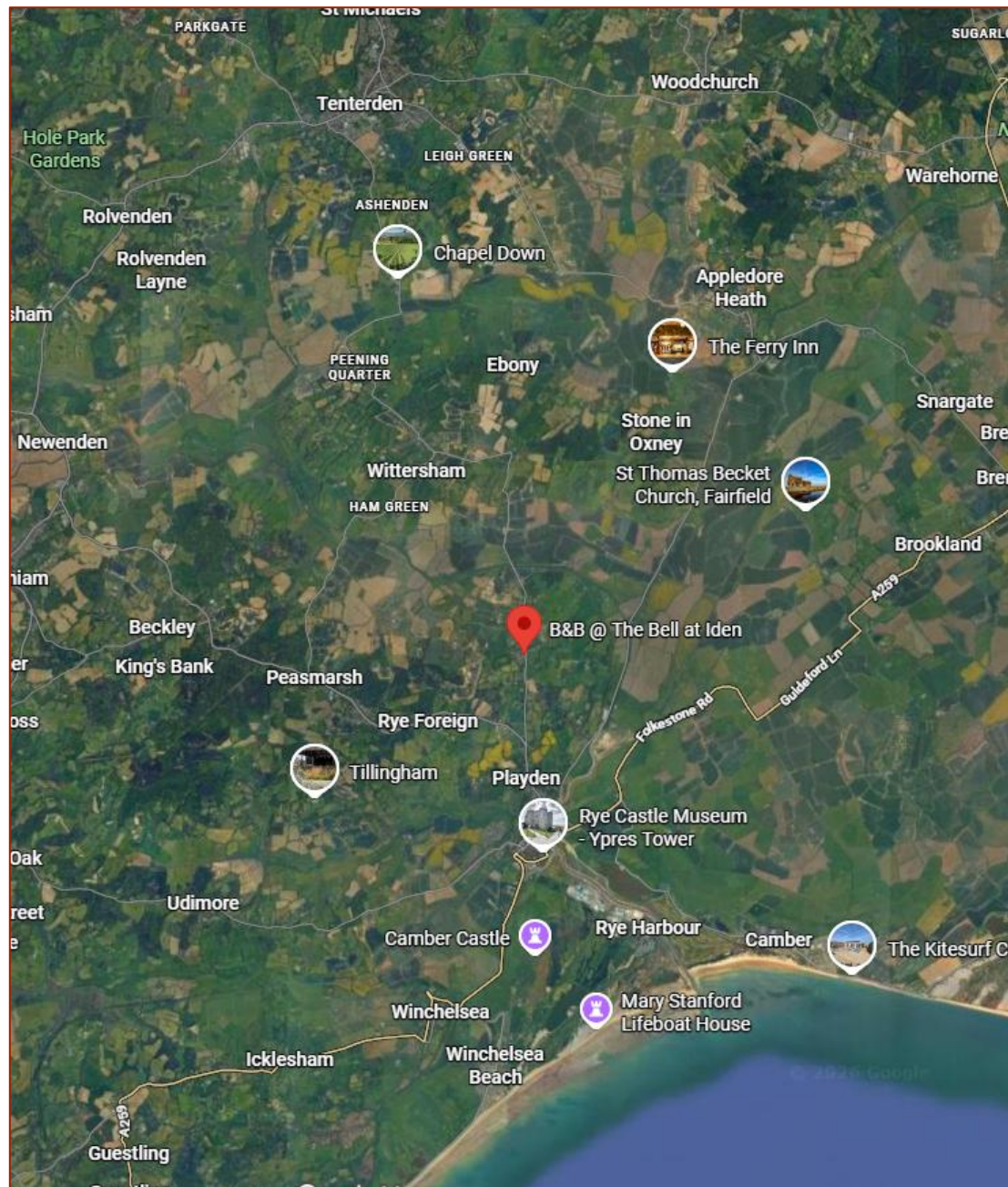
Location

The Bell Inn is located in the charming and picturesque East Sussex village of Iden in the High Weald, an Area of Outstanding Natural Beauty. Iden lies approximately 9 miles south of Tenterden, and 2 miles north of the historic citadel town of Rye, on the East Sussex and Kent border. Rye is one of the largest tourist destinations in East Sussex and houses a number of historic attractions in the nearby vicinity including Chapel Down Winery, Bodiam Castle, Winchelsea Beach, Battle Abbey, Rye Castle, Rye Harbour, Camber Sands and Camber Castle. Iden boasts an idyllic countryside setting and benefits from local amenities including a village shop and post office, opposite The Bell Inn is opposite a bowling green, and Iden playing fields in Church Lane hosts a football and cricket team.

Iden is situated along the B2084 Wittersham/Iden Road which connects Rye to Tenterden. Also located nearby is the A259 trunk road which provides fast road access from the M20 through Kent and East Sussex to Hastings. Mainline railway services are available from Rye providing trains to Hastings and Brighton, as well as services to Ashford International in under 25 minutes, which provides high speed services to central London.

The Property

The Bell Inn is a notable and eye-catching detached Grade II listed public house of brick construction under a pitched tiled roof with tile hung elevations. This charming two-storey property is understood to date back to the seventeenth century and although the property is in need of refurbishment throughout, it offers a blank-canvas opportunity to a new operator. The property has recently been bought by the local community group, who are seeking a new and enthusiastic operator to welcome into the community and reap the benefit of their support.



Ground Floor

- BAR: Presented with carpeted flooring, brick-built fireplace and centralised bar servery. Potential to seat 20-30.
- SNUG: A comfortable carpeted trade space boasting an Inglenook fireplace with log burner. Potential to seat 15.
- DINING AREA: With stripped wood flooring and exposed beams. Potential to seat 30 and provides patio door access to the rear trade garden.
- GENTLEMEN'S TOILETS
- LADIES' TOILETS: With baby changing facilities
- WAITER AREA.
- TRADE KITCHEN: With extractor.
- PANTRY.
- BASEMENT CELLAR.

First Floor

Private owners' accommodation comprising:

- DOUBLE BEDROOM
- LARGE DOUBLE BEDROOM: Historically divided into two separate double bedrooms.
- LIVING ROOM/KITCHEN/DINING ROOM
- LAUNDRY ROOM
- BATHROOM

Letting Accommodation

- TWO EN SUITE LETTING BEDROOMS: Located in a detached brick-built outbuilding within the rear trade garden. Both rooms boast vaulted ceilings, writing desk, TV and wardrobe, as well as tea and coffee making facilities.

External

- CAR PARK: Space for 15 vehicles. Tesla charging stations.
- SIDE GARDEN: Potential to seat 40-50.
- REAR PATIO & GARDEN: Potential to seat 30-40.
- TRADE YARD with outbuilding storage.





The Business

The business is currently closed, having shut in 2022. The property has recently been purchased by the local community, demonstrating a thirst for a pub in the village, and The Community Benefit Society is happy to discuss generous terms to make sure that the pub opens as soon as possible. They want to see the pub restored to being the centre of village life, serving not only the local population but the many holiday makers who visit the area, as well as visiting teams that use the nearby sports ground and the bowls club opposite. Iden Church is regularly used as a wedding venue and the pub can play an important part of these celebrations.

Although there is trade to absorb from the village itself, as has been demonstrated by numerous successful pubs in the area, clientele are willing to travel from neighbouring towns and villages for the right offering. With its position on the main road between Tenterden and Rye, the Bell Inn is well-situated to attract overnight stays from day-trippers and visitors to the area from Europe.

No trade is sold or warranted. No historic trade accounts are available. Prospective tenants will need to make their own assumption as to potential trade levels giving due regard to the size of the premises, location and local demographics.

Licences

A Premises Licence is held permitting the sale of alcohol by retail:

Monday to Saturday 10:00–23:00

Sunday 10:00–22:30.

Services

Mains, water, drainage and electricity. Gas via LPG.

Rateable Value: £10,750.

Local Authority: Rother District Council



Planning

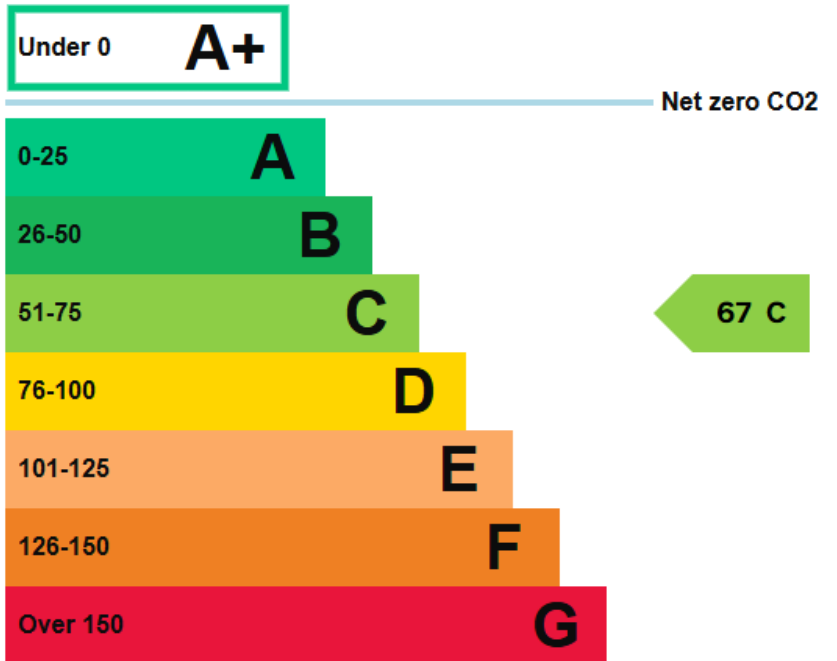
The property benefits from Planning Permission and Listed Building Consent for a full refurbishment of the public house to include internal reconfiguration, new dining/community room to first floor, new fire escape door & external staircase, corrugated iron sheet cladding to part of existing structure, changes to fenestration, installation of kitchen extraction/ventilation flue, reconfigured parking layout with enhanced landscaping, and new timber decking.

Further details can be found with Rother District Council under reference RR/2026/0194/FULL.









LEASEHOLD	NIL PREMIUM.
TERM	For a term of 5 to 20 years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance, plus personal guarantors if the lease is taken in the name of a limited company.
RENT	Rental offers invited. To be paid monthly in advance. Rent free period by negotiation.
RENT REVIEW	Subject to rent reviews every three years at market rent or RPI, whichever the greater.
REPAIR LIABILITY	Full repairing and insuring or part repairing and insuring lease agreement.
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.
VAT	VAT will not be payable on rental payments.
DUE DILLIGENCE	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 premium, rental deposits, stock, working capital and solicitor's fees as a minimum. An incoming party will be required to undertake a credit check.
No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.	



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