



Bell Inn

Bell Lane, Selsley, Stroud, Gloucestershire. GL5 5JY

Tenure: Freehold

Price: £625,000

Ref: 92078

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Bustling edge of Cotswolds town
- 16th Century inn and restaurant
- Four character bars and restaurants (88)
- Three letting bedrooms
- Garden (100) and car park
- Net turnover £559,000 per annum

Location

The Cotswold town of Stroud stands in the Vale of Severn and is an expanding community with a population of approximately 33,000. The town has grown in popularity over recent years, and is a slightly more rural residential location than the nearby regency town of Cheltenham.

The village of Selsley is located to the south of the town in an elevated position commanding stunning views across the Frome Valley and the town of Stroud which stands in the same with its streets lined with period Cotswold stone constructed buildings.

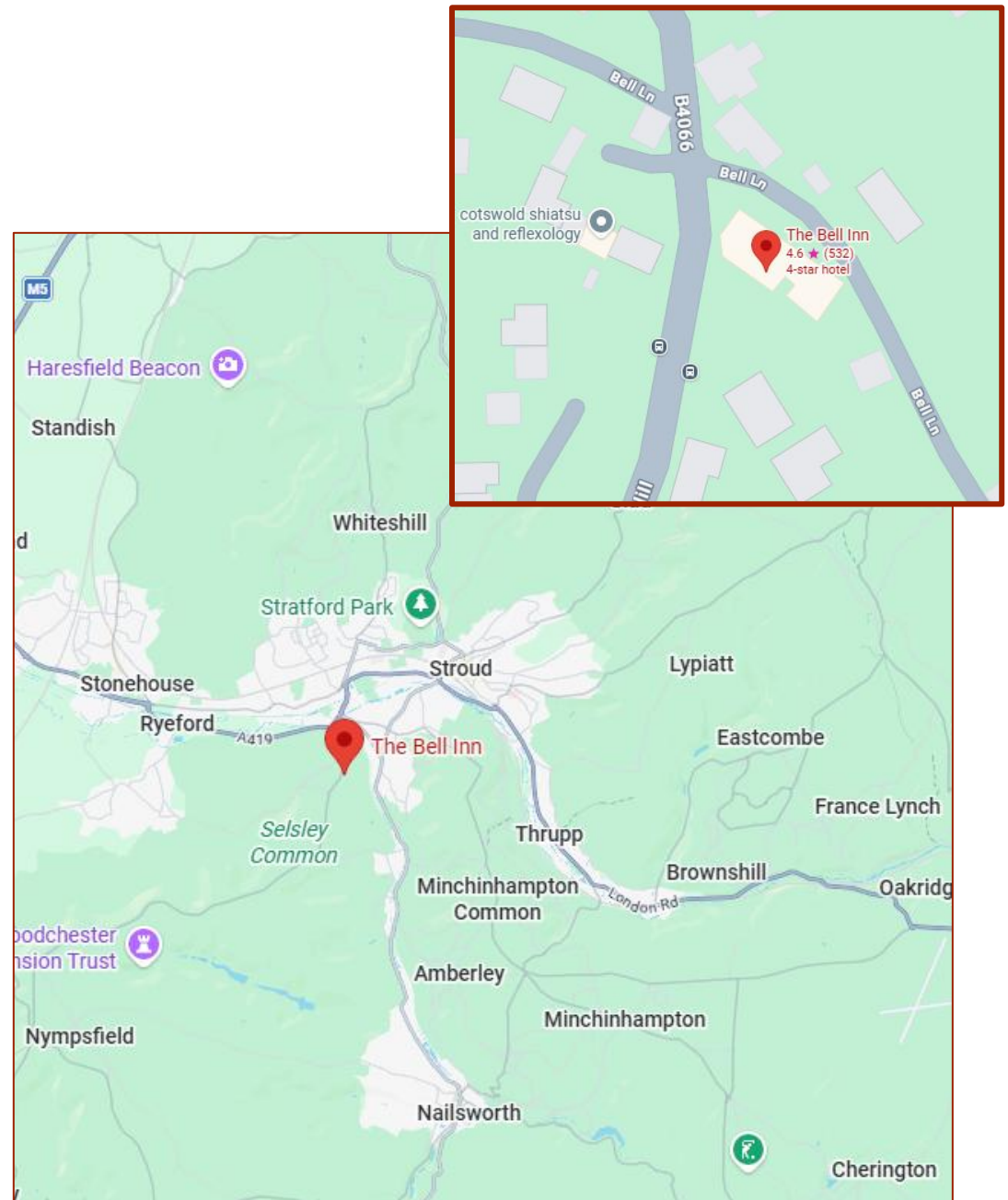
The Property

The Bell Inn stands at the heart of the village of Selsley and also benefits from the stunning views. It is a character 16th Century property which is Grade II listed, built of Cotswold stone and hosts wealth of period charm and character, particularly with its four interconnecting trade areas.

In addition there are three letting bedrooms/suites at first floor, excellent service facilities, trade garden/patio for 100 and a well-earned reputation as one of the premier dining venues in the area.

The Award Winning pub won Cotswolds Life Pub of the Year in 2025 and is voted in the Good Food Guide in the top 100 pubs in the country.

The property is briefly described as follows:



Trade Areas

The CENTRAL BAR AREA is a most attractive room with beamed ceiling, boarded floor, counter from CENTRAL BAR SERVERY, fireplace with raised hearth and cast iron solid fuel burner. There is assorted seating for 12 or so customers but it is sparsely furnished, particularly to allow for standing space for the “locals”.

The MAIN RESTAURANT is immediately off, having a ‘conservatory’ style feel due to glazed ceiling and notable glazing on two sides. There are two runs of bi-fold doors directly onto the trade garden. The room has boarded floor, counter from CENTRAL BAR SERVERY and assorted traditional seating for 32 diners.

To the opposing side of the central bar are TWO FURTHER DINING AREAS which interconnect, and similarly appointed to the rest of the pub with beamed ceiling, boarded floor, one area having a feature fireplace and two rooms able to seat 18 and 16 respectively. There is a further small DINING AREA in a fifth trade area known as the 'Family Room' which can seat 10 or so customers.

The CATERING KITCHEN is comprehensively equipped with full selection of stainless steel catering effects and work surfaces, walk-in Cold Room and walk-in Fridge. The room has fully sealed walls and Altro non-slip flooring throughout.

LADIES' and GENTLEMEN'S TOILETS. A ground floor OFFICE and an on-level BEER CELLAR with delivery access from the rear of the property.





Letting Accommodation

FIRST FLOOR

THREE EXCELLENT LETTING SUITES/BEDROOMS:

“THE DOVECOTE” : A three room suite offering lounge with feature vaulted ceiling. Double bedroom and shower room.

“THE VALLEY”: A double bedroom with vaulted ceiling and en suite shower room.

“THE LOFT” - Kitchen/diner and double bedroom with en suite shower room.

External

To the rear of the property is an enclosed tarmacadamed CAR PARK with space for 12 vehicles. To the front and side is a raised PATIO GARDEN AREA which commands outstanding views over the adjacent Frome Valley with the backdrop of the Cotswold Hills. There are picnic benches to cater for over 100 customers.

The Business

Our clients purchased the property in June 2015 and subsequently carried out considerable refurbishment to the trade areas as well as establishing the Bell Inn as one of the most popular and successful dining venues in the area.

This is reflected in the accounts which for the year ended 30 April 2024 show takings net of VAT of £559,098, this split approximately 60% food sales, 30% wet sales and 10% from the accommodation. A strong gross profit of 74% is achieved. Further accounting details can be made available following a formal viewing.

This is a superbly presented historic property located in the delightful and sought after area which has an outstanding and well established level of trade. An early inspection is recommended.



Tenure & Price

FREEHOLD £625,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

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

Licences

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 11.00 and 23:00 seven days a week.

Services

All mains services are connected.

There is central heating to the majority of the building with the exception of the bars which are heated by the log burners.

Local Authority: Stroud District Council

Rateable Value: £22,000





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