



Blue Bell Inn

90 High Street, Gretton, Northamptonshire NN17 3DF

Freehold £350,000

- Stone built 18th century freehouse & restaurant
- Sought after North Northamptonshire village
- 2 Double bedroom private accommodation
- Main bar (60), restaurant (18), rear trade patio (60)
- Ground floor cellar & fully fitted commercial kitchen
- Recently renovated to a high specification

Ref: 25466

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SP Sidney
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LOCATION

The Blue Bell Inn is situated in the sought-after North Northamptonshire village of Gretton, located 4.5 miles north of Corby, 14 miles east of Market Harborough, 11 miles south of Oakham. It is and 23 miles east of Peterborough where it is located within Rockingham Forest overlooking the valley of the River Welland and the neighbouring county of Rutland. According to the 2011 census the village had a population of 1,285.

Gretton benefits from a variety of notable landmarks and amenities which include a primary school, village hall, public medical centre and used appliance shop. The nearby town of Corby allows for larger shopping outlets, supermarkets and fuel stations.

The Blue Bell Inn occupies a two-storey mid terrace stone building under slate tile roof, believed to date back to the early 18th century. The property benefits from being located on the high street within the centre of the village.

TRADE AREAS

Entrance porch leading through in to an open plan MAIN BAR split across 2 areas, benefitting from combined seating for approximately 60. Modern back lit main bar servery, log burner, solid wood flooring, feature ceiling beams and private access door to the 1st floor accommodation.

RESTAURANT/BELLA PIZZA Takeaway Area with approximate seating for 18, karndean flooring, takeaway service counter, double deck pizza oven and access to the fully fitted COMMERCIAL KITCHEN. Rear HALL with Ladies, Gentleman's & Disabled TOILETS. Ground floor CELLAR.

OWNERS ACCOMMODATION

1ST FLOOR

Private Accommodation comprising: 2 DOUBLE BEDROOMS, LOUNGE, SHOWER ROOM.

EXTERNAL

Rear tiled TRADE PATIO with approximate seating for 60, smoking shelter and enclosed barrel store.

THE BUSINESS

Our clients have owned and operated The Blue Bell Inn since March 2018 and in this time have refurbished and improved a tired, poorly trading public house into a successful well established profit making business. Since 2018 our clients have made over £150,000 worth of improvements creating a high spec property with the opportunity for a new owner to step into a historic building with a 'turn key' business.

The Blue Bell is currently operated by two full time and three part-time staff. The business currently hosts a variety of functions and events such as a kids club, quiz nights and live music as well housing a darts team and a regular golf group. The property also benefits from a side business "Bella Pizza" established in early 2021, providing stone-baked artisan pizzas for both takeaway and in-house dining. This alongside a detailed wine selection has culminated in the business being well renowned as an upmarket established venue within the local area.

We are advised that the most recent net turnover for 2021 is in the region of £225,000. Further accounting detail will be made available to serious parties following a formal viewing. The business is currently supported by a dynamic website and social media accounts which will be passed over to the subsequent buyer on completion.

TENURE & PRICE

FREEHOLD £350,000 to include fixtures, fittings and goodwill. 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.



LICENCE

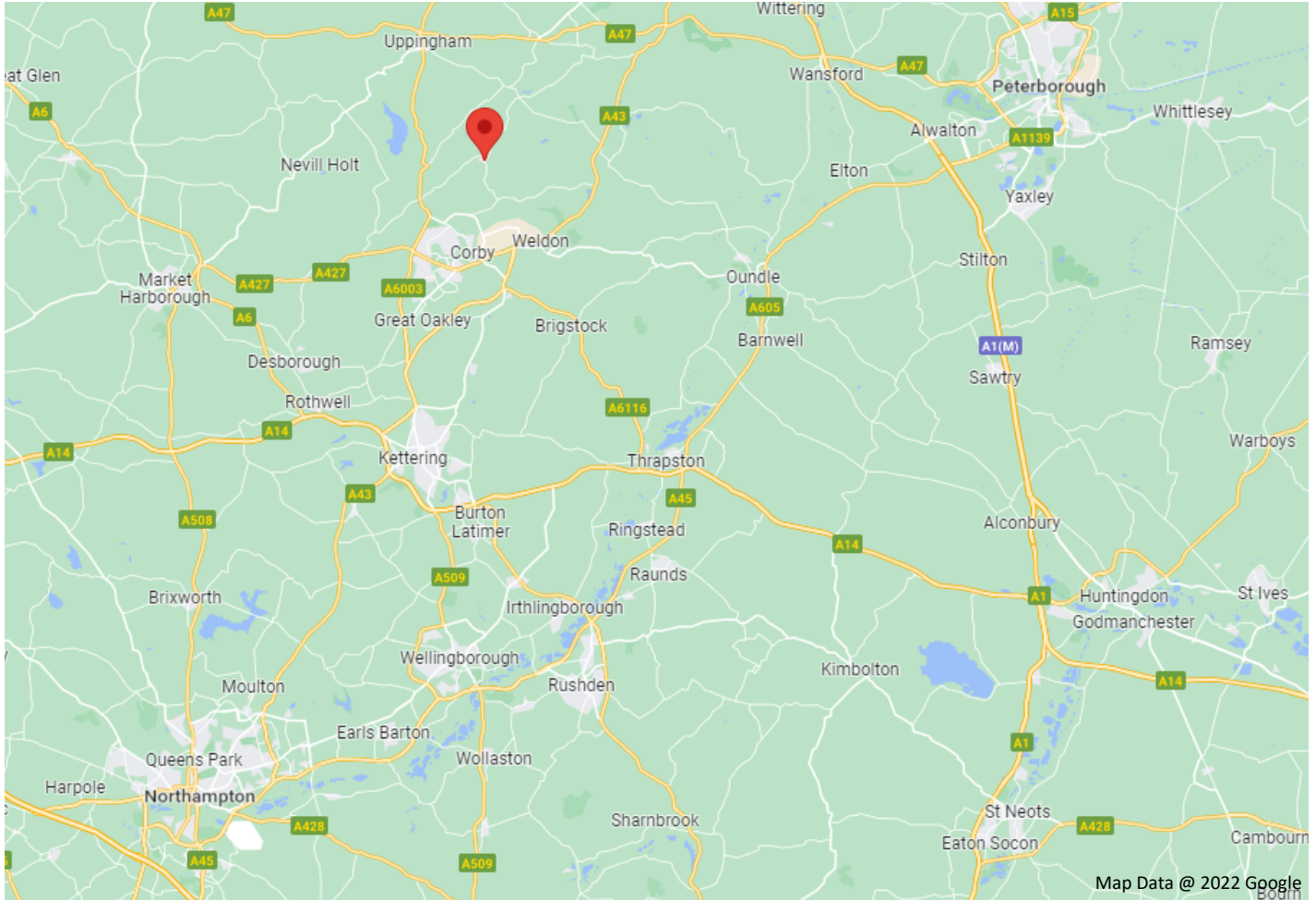
A full premises licence is held allowing the sale of alcohol between the hours of:

11:00am to 11:00pm - Sunday to Thursday

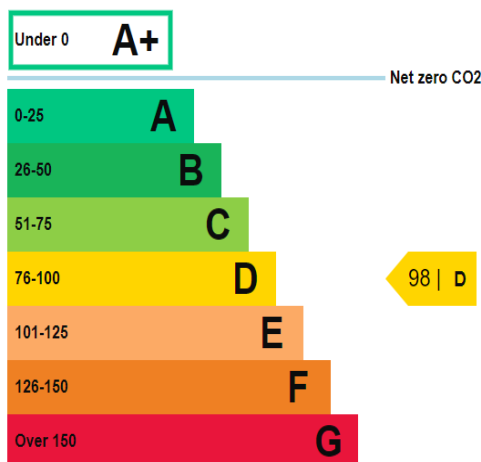
11:00am to 2:00am - Friday & Saturday

SERVICES

All mains services are connected. The property benefits from both a fire & burglar alarms as well as a 4 camera CCTV security system.



This property's current energy rating is D.



BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: 0030-6905-0397-4820-7044

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.

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