



Bell

High Street, Westoning, Bedfordshire, MK45 5JH

- Located in affluent Westoning, Bedfordshire
- Fully refurbished to a high standard
- Bar (15-20) & restaurant (50-60)
- 5 bedroom accommodation
- Trade gardens (60-70) & car park (25)
- Available on a new free-of-tie tenancy with favourable terms

Tenancy | Offers Invited



LOCATION

The Bell is located in the affluent and sought after village of Westoning, Bedfordshire. Westoning is an attractive village with an approximate population of 2,000 residents and the average income level is above the national average. The village lies approximately 15 miles east of Milton Keynes, 1.5 miles south of Flitwick and 9 miles east of Woburn Sands. The area attracts a number of visitors with numerous attractions situated close by including Center Parcs Woburn Forest, Woburn Safari Park, Woburn Golf Club, Whipsnade Zoo and the Barton Hills National Nature Reserve.

Westoning lies approximately 2 miles north of Junction 12 of the M1 which provides fast road access to the major conurbations of Milton Keynes, Northampton, Luton and Central London via the M25 at Watford. Mainline railway services are available to Central London from the nearby stations of Flitwick and Harlington as well as high speed services to the north from Milton Keynes Central. Due to the superb communications seen in the area, Westoning is a popular expanding residence for city workers.

The Bell is positioned on a corner plot between the High Street, Park Road and Greenfield Road. The Bell occupies an attractive and well presented public house, believed to originally date back to the 17th Century with later reworking in the 19th Century. This Grade II listed property is of a timber framed construction with red brick infill, and modern extension to the rear. The property has undergone a full and extensive refurbishment, including replacement of roof timbers, and as a result is presented to a high standard throughout.

PROPERTY

GROUND FLOOR

Entrance from front of property via lobby area into bar area. The bar is presented in a traditional manner with a modern twist, incorporating a light oaked framed bar servery, quarried tile flooring, exposed wood beams and attractive open brick fireplace. The bar offers a cosy and relaxed atmosphere, capable of providing seating for 15-20.

Offset to the side of the bar is access to the main restaurant. This area is incorporates laminate flooring and decorated with original features such as a working open brick fireplace, exposed beams and exposed brick work. The restaurant is capable of seating 30-35. Offset are Male and Female WCs, as well as a disabled WC with baby changing facilities.

To the rear of the main restaurant an additional restaurant space presented in an in keeping manner with the rest of the property. This trade space is capable of providing seating for up to 22 patrons

who seek to enjoy the views of the garden to the rear.

Leading to the rear of the bar servery is access to a utility and storage area, suitable for white goods, dry store and fridge & freezer storage.

The property houses a well-proportioned trade kitchen, with cleaned and serviced extractor, ready for fit-out by an incoming tenant to their own specification.

The Bell is serviced by a basement cellar.

FIRST FLOOR

Owners accommodation comprising:

- Living room
- Lounge area
- 2 x Shower & WC room
- Office/Double bedroom
- 2 x Double bedroom
- Fitted kitchen

It is of our opinion that part of the first floor could be divided for use as a 1 bedroom staff flat if desired.

SECOND FLOOR

Further accommodation comprising:

- Double bedroom
- Interconnecting room/office

EXTERNAL

To the front of the property is a well presented trade patio area providing seating for 20-30 patrons. This area is presented with attractive flowerbeds.

To the rear of the property there is an additional trade patio area capable of seating 20-25. Furthermore there is an attractive lawned trade area housing 7 picnic benches.

Offset to the side of the property there is a gravelled car park with space for 25 vehicles.

THE BUSINESS

The business is currently closed and therefore no trade is sold or warranted. Historic trade accounts are unavailable.

Prospective purchasers must make their own assumptions as to likely trade levels having due regard to the location and potential of the site.

LICENCE

A full premises license is held permitting the sale of alcohol, performance of live music and the playing of recorded music.

SERVICES

All main services are connected.

Rateable value is £18,500.

TENURE & PRICE

TENANCY: OFFERS INVITED

Existing fixtures & fittings will need to be purchased by an incoming party.

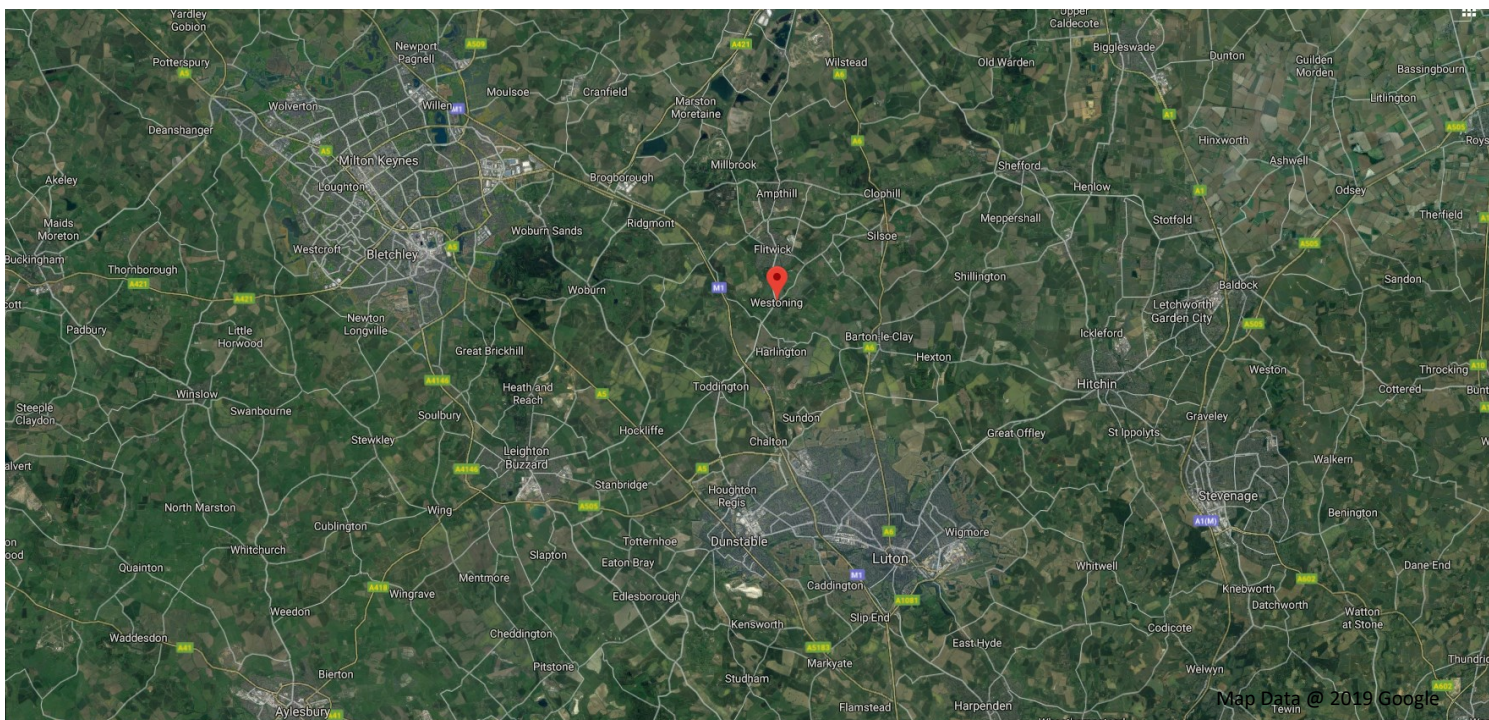
Tenancy Terms

Agreement	Non-assignable fully repairing and insuring agreement
Term	For a term of 3-7 years
L&TA 1954	Excluded from Part II Landlord & Tenant Act 1954
Rent	£35,000 rent per annum paid monthly in advance
Deposit	Equivalent to 3 months rent
Break-Clause	Mutual break-clause option available
Tie	Free of all trade ties
Other	Subject to annual inspection by the Landlord

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 above as a minimum.

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





Energy Performance Asset Rating

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

74 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 313
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 106.4
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
29 If newly built
78 If typical of the existing stock

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