



The Rule & Compass

Leicester Street, Bulkington, Bedworth, Warwickshire CV12 9NG

Tenure: Freehold

Price: £350,000

Ref: 96387

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Centrally located public house
- Two section bar area (75+)
- Three en suite letting bedrooms
- Three bedroom owners' accommodation
- For sale after 35 years in same owners' hands
- Extensive trade garden (75+)

Location

The large village of Bulkington is located in the Nuneaton and Bedworth district of Warwickshire. It is approximately 1.5 miles east of the town of Bedworth and serves as a popular commuter village for nearby urban centres such as Coventry and Leicester.

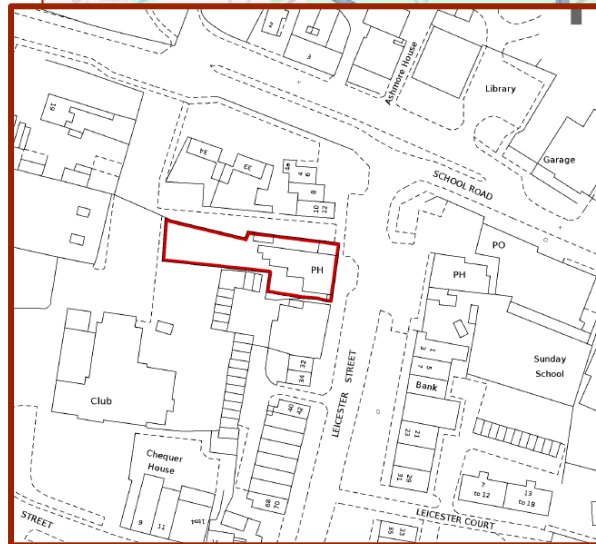
Bulkington is situated six miles northwest of Coventry and five miles southwest of Hinckley. At the 2021 census, the village had a population of approximately 6,000. Historically, Bulkington was known for its ribbon weaving industry. The village is also mentioned in the Domesday Book.

The Rule & Compass is centrally located on Leicester Street, parallel to the main shopping parade, and is within a stone's throw of many local amenities. The property is set within a plot of 0.22 of an acre. It is now for sale after over 35 years in the same owners' hands and offers a great trading opportunity for young, enthusiastic owner/operators.

The property is briefly described as follows:

The Property

The Rule & Compass is a character black and white property. It appears to be constructed in the main of brick with colourwashed elevations under a pitched tile roof. The property is not listed and is not within the Bulkington conservation area.



Trade Areas

GROUND FLOOR: Front entrance vestibule leading into TWO TRADE AREAS. BAR, currently seating 35, however it could seat a further 15 customers. BAR SERVERY with tongue and groove panelled front and wainscoting throughout. There is a selection of fixed and loose matching Windsor chairs. Darts throw and pool table. LADIES' and GENTLEMEN'S TOILETS adjacent. Ancillary storage including dry store to the rear.

LOUNGE BAR with L-shaped BAR SERVERY with panelled front and matching canopy. Wainscoting and carpeting throughout, but with laminate flooring to the servery area. Seating for 30. Additional darts throw. Basement CELLAR.

Owner's Accommodation

Located at first floor and comprising:

THREE DOUBLE BEDROOMS. KITCHEN with ancillary storage. Large LIVING ROOM. BATHROOM. OFFICE. In addition, there is a static caravan as mentioned in the external section below.

Letting Accommodation

There are THREE LETTING BEDROOMS within the public house, arranged as follows:

BEDROOM 1 (single) with en suite BATHROOM,
BEDROOM 2 (double) with en suite BATHROOM.
BEDROOM 3 (double) with en suite BATHROOM.

External

To the rear is a freestanding STATIC CARAVAN which is currently utilised as additional owners' accommodation, however it could be utilised as letting accommodation. Outside WC, currently utilised as ancillary storage. Freestanding concrete GARAGE.

To the right-hand side is an enclosed driveway for two vehicles. To the front of this area is a hardstanding driveway for approximately three vehicles.





The Business

The property has been in the possession of our clients for over 35 years. They were originally the tenants and later, in 2016, they purchased the freehold. Our clients are now looking to sell in order to retire. The business currently operates between 12:30 and 21:00, seven days per week.

The business has always traded extremely successfully as a traditional locals' public house with the benefit of letting rooms. However, more recently, our clients have ceased to offer letting rooms due to a change in their family circumstances.

To date, the business has not been reliant on food sales which has made it easy to manage and has limited its operating costs. However, given the size of the building, there is no reason why a commercial kitchen could not be established if a new owner/operator wished to serve pub food or use the premises as a restaurant.



Tenure & Price

FREEHOLD £350,000 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

A Premises Licence is held.

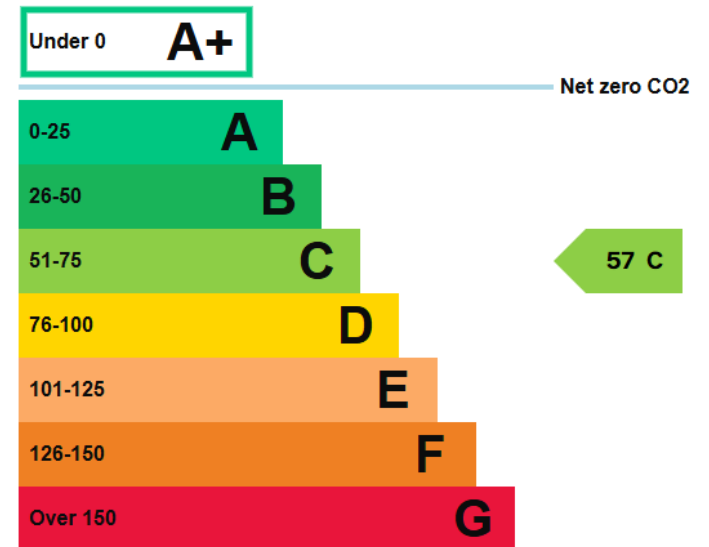
Services

All mains services are connected.

The premises has gas fired central heating.

Rateable Value: £8,800 from 1st April 2026.

Local Authority: Nuneaton & Bedworth Borough Council.



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