



BARLEY MOW, BEDFORD

BEDFORD, MK40 1EZ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Barley Mow is located just outside of the Bedford town centre, on Bromham Road, and is one of the oldest LGBTQ+ bars in the country! Bedford has strong transport links to London, with a nearby train station that takes you to London St Pancras International. Nearby is a college, supermarket, and lots of other essential amenities. Like any town centre pub, the demographic for this site has a diverse range of people, ranging from young to old, and people of all ethnicities.

Pub Layout

Walking through the main entrance to the pub from the main road, you will find an open plan large trading space consisting of a spacious dance floor with adjoining DJ booth and housing some upright tables and tall stools for seating. The bar is a wrap around servery, being centrally located inside the pub, and on the same level as the trade space, there are access to the washrooms and also a good sized outside courtyard area, ideal for al fresco social drinking. There is also a commercial kitchen at the site which is in good order, however, due to the pub currently trading as a wet led, late night venue, the kitchen is not being utilised.

TRADING STYLE

The Barley Mow is a wet-led, late night venue. The pub has a strong history with the LGBTQ+ community, meaning the current trading style brings in a lot of custom from younger people within this community. The pub has an impressive cocktail menu, and, as any late-night venue, the lion share of the trade is Wines, Spirits & Soft Drinks. This pub is also big on entertainment, bringing in lots of revenue from drag acts, live music and open mic nights etc. There is a small commercial kitchen that could lend itself to offer a light food offer. There has previously been a pool table at the venue with a pool team operating from the site, however, this has been removed in recent times.

ACCOMODATION

Private Accommodation

The private accommodation consists of two bedrooms, a lounge area, bathroom, and a domestic kitchen.

FINANCIAL

Annual Rent: £22,500

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £5,000

Stock: £5,000

Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.



Community
Local



Food
Preparation
Area



Live Music



Kitchen



Sports Teams



Beer Garden

BDM VISION

The ingoing licensee will be well experienced in late night venues and will maintain high standards whilst delivering exceptional service to all it's customers. This pub has the potential to be the best late-night LGBTQ+ venue in Bedford, and will require a varied rhythm of the week to reflect it's niche. The Barley Mow's focus should be entertainment, high end spirits and quality beers. The possibility of getting a pool team back at the venue and being part of the league is also a good opportunity to increase revenue and footfall. An excellent social media presence would also be required for this venue due to its popularity with the younger crowds and also to be able to compete successfully with the local market.

