admiral
TAVERNS



BELL, BEDFORD

BEDFORD, MK45 3AD

- Ideal starter pub
- Zero business rates*
- Free of tie wines & spirits available

YOUR INVESTMENT:
£8,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Bell is prominently situated in the middle of Cotton End, a small village on the outskirts of Bedford. The pub is a small, attractive, thatched pub with a very large beer garden and benefits being the only pub in the village with other local amenities such as a School, Church, Village hall with playing fields and park. The pub lies on the A600 High Road between Shorstown and the hamlet of Herrings Green with easy transport links to Bedford.
There is a desire to consider a joint investment to maximize the external area throughout the whole year and provide a community pub for all.

Pub Layout

The pub is decorated to a good standard and in keeping with its age of the building. Internally the pub has two small trading areas serviced from a central bar trading predominantly as a drinks focused operation and can house approximately fifty covers. Externally there is car parking for approximately 15 vehicles. To the rear of the pub is an exceptional, unexpected beer garden which is popular all year round with both locals and visitors. This is made up of a hard landscaped paved patio area. This patio overlooks the beautifully maintained lawned beer garden which houses several picnic benches and could easily be utilized for community events and festivals.

TRADING STYLE

The pub trades as a quality community local with a good selection of draught and cask ales. Live televised sports plays a big part in this pub with an opportunity to launch a small back bar food offering.

ACCOMODATION

Private Accommodation
The private accommodation consists of three bedrooms, a lounge and a family bathroom all of which are in good order, the domestic kitchen currently is downstairs.

FINANCIAL

Annual Rent: £21,500
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £1,000
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.

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

The Bell is a community focused pub. You will need a good vision and have digital marketing skills to promote this pub online and to the local community. There are many opportunities to drive mid- week trade through sports teams and entertainment.
The launch of a back bar food offering here is a must, Simple aspects like quality cask ale, a bite to eat, sports teams and a more active social media presence will quickly develop the trade further. There is currently an untapped opportunity with the impressive beer garden, which could easily be home to drinks and music events during the summer along with community and charity events.
Admiral are looking for a licensee with great vision and local knowledge to really unlock this pub's potential.