admiral
TAVERNS



ZERO BUSINESS RATES*

EIGHT BELLS, ABBOTSLEY

ST NEOTS, PE19 6UJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Affluent village area
- Recent refurbishment completed inside and out
- Large outdoor space

YOUR INVESTMENT:
£8,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Situated on the main road the Eight Bells is a delightful country pub located in the affluent village of Abbotsley. The pub is the only amenity in the village so there is scope to continue the good work of the current landlord and really cement its place in the local community.

Pub Layout

The Eight Bells consists of a cosy bar area with a large open fireplace, a small restaurant area to the left of the bar which seats circa 20 people, and a games area to the right with a dartboard. There is a fully equipped catering kitchen also on the ground floor. Externally, there is a covered drinking area with 18 benches and a good-sized children's play area. The car park is of a good size and represents an opportunity for events and extra seating if required.

TRADING STYLE

Eight Bells is a community local that has been well-established in the village by the outgoing licensee. The food offering here is vital and pulls in both regular's from the village and customers from further afield. A good mid week food offering should keep trade stable in off-peak periods. The pub has a good outside space that should be utilised in warmer months and provides great scope to attract families with it's outdoor play area. There is potential to incorporate a darts teams into the rhythm of the week here within the separate games area. Cask ales are also well received at the Eight Bells.

ACCOMODATION

Private Accommodation

The private accommodation consists of three bedrooms, a living room, and a family bathroom.

FINANCIAL

Annual Rent: £19,750
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £1,000
Stock: £2,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
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.
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.

BDM VISION

Eight Bell's is a real community local, this pub is in fantastic condition throughout and presents a great turnkey opportunity for the right operator. This site would suit both experienced and first-time operators alike, with passion and high standards the most important ingredient to make this venue successful. Food is an essential part of this business, so someone who has the desire to drive this is essential. A real personable character, who can build strong community links will thrive at The Eight

3+ Private Bedrooms | Beer Garden | Car Park | Children Play Area | Kitchen | Sports Teams

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