

FIVE BELLS, LOWER HALLING

LOWER HALLING, ME2 1BZ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£16,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Five Bells is a large, double-fronted, detached pub in Lower Halling, conveniently located between the M2 and M20. The pub is on the main road through this popular village and is predominantly wet-led with a traditional food offering. Locals regularly support the pub, using it for community meetings with friends and family plus other events. The large garden to the rear is very popular during the summer.

Pub Layout

The trading area consists of a central bar serving both the lounge bar and restaurant area with a large catering kitchen, all on the ground floor and the cellar located down below. The kitchen is well equipped for a busy catering outlet with a large potential for growth. There is a large garden to the rear and side of the pub which can be used by customers and ample car parking for approximately 12 vehicles.

TRADING STYLE

The Five Bells is an idyllic destination pub and is ideal for customers looking for quality food and drink. It is also a model locals pub offering live entertainment, quiz nights and a game of darts. This pub really does sit at the heart of the community with an opportunity to develop further.

ACCOMMODATION

Private Accommodation

The private accommodation is all on the first floor and includes, lounge, kitchen, bathroom and three bedrooms.

FINANCIAL

Annual Rent: £31,000

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

Working Capital: £6,000

Stock: £5,000

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.

BDM VISION

We are seeking dynamic licensees, who will grow the business by developing the food offer and driving beer volumes, good service, high standards and their involvement in the community and beyond. From live entertainment, community events and local sports teams, this will need to be done by offering an exceptional service along with excellent marketing and an online Social Media presence. Our new licensee will ideally need to have an understanding of the area and the demographics that surround the pub, and also be a driver of great standards throughout, having knowledge of the food market and being able to show initiative to develop this amazing opportunity.



Sports Driven



Community
Local



Food
Preparation
Area



Open Fire



3+ Private
Bedrooms



Cask Ale



Function Room



Live Music