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SUBJECT TO CONTRACT

SIX BELLS, BRENTFORD

BRENTFORD, TW8 8EW

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

- Charming and popular traditional pub
- In the centre of a local regeneration scheme
- Private room and courtyard available to hire

YOUR INVESTMENT:
£14,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Six Bells is an impressively large stand-alone building which has been kept very sympathetically with it's traditional style and 'London Pub' look. Located in the suburban town of Brentford in the South-West of London, the pub is found just off of the main River Brent, nestled between a sprawling residential area and multiple industrial and commercial units. Just half a mile from Brentford Train Station and a stones throw from the up and coming redeveloped area of Brentford Docks, the pub sits comfortably within the regeneration area of the town and with around 15,000 residents, the demographics of the area are generally very good. Brentford also has a very popular football club which is well supported by locals and visitors, and match days are a bustling hive of activity in and around the stadium and the nearby hotels.

Pub Layout

There are two main doors to the front of the pub, one at either end. They both open up into the main trading space of the pub which is dominated by a large, L-shaped, bar servery. With beautiful high ceilings and lots of traditional features, the pub has a lot of charm and personality and this has been taken into account with the simple and traditional décor. Infront of and to the right of the bar you will find predominantly low level seating and a cosy fire place, popular in the winter months. This area leads around to the rear of the property with access to the toilets and a sun trap courtyard garden space with plenty of tables and chairs for customers to enjoy al fresco drinking and dining. Around to the left of the bar, there is also another trade space which can be utilised as further general seating or can be sectioned off to create a versatile function/private dining area with it's own, personal external courtyard to the rear.

TRADING STYLE

The Six Bells has a very good daytime trade, welcoming a mixture of locals & regulars for food and drinks. With food being served from midday daily, the pub is a popular spot for residents, shoppers and workers to pop in for a pint and a bite of traditional pub grub food that is cooked well and at a reasonable price..

There is also an element of natural passing foot trade at the site, due to it's location near to the canal. The evenings at the Six Bells, involves quiz nights, pub games and various options of live music at the weekends. The current tenants at the Six Bells are very community focussed which is clearly welcomed by the locals and the are the hosts of many a charity event as well as being the local go to venue for functions and parties.

ACCOMODATION

Private Accommodation

The private accommodation is spread over 2 floors. The first floor contains a large kitchen, living room, 2 bedrooms and a bathroom; and the second floor boasts another 3 bedrooms and also and additional bathroom.

FINANCIAL

Annual Rent: £22,500
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £5,000
Stock: £4,000
Fixtures and Fittings: TBC – 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

3+ Private Bedrooms | Beer Garden | Cask Ale | Kitchen | Food Preparation Area | Live Music | Open Fire

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

The Six Bells is already a great pub and any interested applicants will need to fit seamlessly into the community and the ‘family’ that has been created here. They will need to continue to build upon the great reputation that the pub already has, as the popular community hub, and also be able to promote and increase the quality offer that is currently available on both drinks and food. A keen eye for detail, high service levels and a good social media marketing strategy would all help to push this pub to the next level.


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