

FRED BARRETT & SON

(Established 1908)

Licensed Property Valuers & Brokers

e-mail: info@fredbarrettandson.com www.fredbarrettandson.com

(01908) 281542

WELLS & CO., AVAILABLE TENANCIES

(All 'classic' three-year, fixed term tenancies, unless otherwise stated)

Payment plans available to purchase Fixtures and Fittings

All ingoings are approximate as advised by Brewers)



BEAR

Bilton Lane,
Long Lawford
Rugby
Warwickshire. CV23 9DU.

Approximate Ingoing Funds Required £30,000 (Does not include purchase of Fixtures and Fittings) / Rent- £40,000

The Bear is a large, detached and striking building, just set back from the main road to Bilton, and the more recent housing development, which is only 2 miles from Rugby Town Centre. The pub has a very large car park, a sizeable patio area with play equipment and grassed borders all around the pub. The Bear has a large trading area that is serviced by a significant central bar, with an area set aside for the pool table and darts. There is seating for over 60 people plus there is a separate room that can be used for private dining, functions or meetings. The trade kitchen is large and the back of house facilities are good. The pub benefitted from a refurbishment four years ago and is still in very good condition. The spacious living accommodation is in good decorative order and consists of four bedrooms, living room office and bathroom.

The Bear would suit operators committed to providing great hospitality, with a desire to engage with their local community, enhance the pub's food offer and build a strong reputation for live sports and community activity. Financial know-how is required to maximise the pub's profit potential, as is marketing experience in order to promote the Bear's events programme to the wider area.



BLACK HORSE

35 High Street
Swaffham Bulbeck
Cambridgeshire. CB25 OHP

MORE DETAILS COMING SOON....



BUSHEL AND STRIKE

Mill Street
Ashwell
Hertfordshire. SG7 5LY

Approximate Ingoing Funds Required £24,000 (Does not include purchase of Fixtures and Fittings) / Rent- £36,500 * Pub offered with initial three months' rent free from commercial rent

This destination community village pub attracts custom from the residents of Ashwell and its surrounding villages. The Bushel & Strike is situated at the heart of Ashwell, a picturesque village in the Hertfordshire countryside - positioned opposite the village church and is in close proximity to the A1. (Exit the A1 approximately 5 miles south of Biggleswade and follow signs for Edworth / Hinxworth / Ashwell. Having passed through Hinxworth continue to follow the Ashwell Road. At the T-junction turn left and follow West End / High Street toward the centre of Ashwell. Turn left on Gardiners Lane and continue for 150ft before turning right into the pub car park).

The pub has been operated to a very high standard by the current operators who have a passion for delivering a fantastic pub experience for all their loyal and local consumers. There is also a great opportunity to further utilise the large function room for hosting private parties, supper clubs and as a meeting room for local groups. This is an ideal opportunity for retailers who have experience of operating a destination community food business with a reputation for consistently good quality food. In order to maximise the sites potential, it is of paramount importance that applicants are community orientated and understand the importance of also sustaining a community wet led trade.

This substantial period brick two-storey building is in good condition. The pub boasts a great array of features including open fires, stone floors, exposed beams, wood panelling and large sash windows. The single-storey restaurant/function area is housed toward the rear of the property and overlooks the substantial beer garden. The large L-shaped bar provides service to the lounge/dining area located at the front of the bar. This area has approximately 40 covers along with some additional seating around the bar and fireplace. The restaurant area has 60 covers. In addition to these areas the site boasts a large outdoor trading area. The kitchen facilities are top quality, servicing both the restaurant and bar areas. Toilet facilities are positioned well between both the restaurant and bar areas. Three good sized bedrooms, kitchen, bathroom and living room all positioned on the first floor.



NEW SUN INN

20 High Street
Kimbolton
St. Neots
Cambridgeshire

Approximate Ingoing Funds Required £26,500 / Rent- £42,500

An eye-catching three-storey brick building under a slate tiled roof, the New Sun Inn has been a mainstay of the beautiful Cambridgeshire village of Kimbolton for around three centuries. Steeped in history and charm, the pub's exposed beams and brickwork, enticing open fire, warm furnishings and comfy seating make it a magnet for local drinkers and diners. Whether enjoying a pint of expertly kept craft ale after an invigorating walk in the local countryside or treating your significant other to a delicious pub meal in friendly surroundings, the pub has a strong reputation locally as a great place to gather. The New Sun Inn's fully equipped commercial kitchen, sizeable exterior patio and affluent regional demographic all signpost the potential for the business to expand significantly under the right operator. Applicants for the New Sun Inn should be committed to providing great hospitality and be able to engage with the local community to drive sales through a range of activities. Experience of retail catering will be a distinct advantage in order to continue to grow the food and wet sales.

The Lounge has a cosy welcoming atmosphere full of 'Olde Worlde' charm with exposed beams and brickwork, feature fireplace with open fire, part carpet and part stone floor, and is furnished with an array of sofas and easy chairs. The Public Bar Has a traditional and inviting feel with a superb fully equipped wooden bar servery, bottle fridges, wine storage and a full range of optics etc., exposed beams and brickwork, tiled floor and flat screen T.V. Conservatory - also with exposed beams and brickwork, tiled floor, wooden panelling, waitress station and is stylishly furnished with oak tables and matching high back leather chairs. There is a fully equipped commercial kitchen (equipment not tested) with stainless steel surfaces, extractor system, cooker, grills, dishwasher, fryer and storage cabinets etc., also a walk-in fridge. It should be noted that a new oven, fat fryer, industrial freezer and waitress fridge freezer were all installed in 2018.

The Domestic accommodation is spacious and flexible, located on the 1st and 2nd floor and comprises of 4 double bedrooms and a 5th small room, lounge, dining room, kitchen, office, family bathroom and shower room.



PLOUGH

London Road
Stony Stratford
Milton Keynes
Buckinghamshire. MK11 1JA

Approximate Ingoing Funds Required £21,000 (Does not include purchase of Fixtures and Fittings) / Rent- £28,000

The Plough is a friendly, traditional pub in the heart of Stony Stratford, an up and coming residential area, close to Milton Keynes. Enjoying a prominent location near the town's high street, its thoughtful selection of real ales, wines, spirits and soft drinks is complemented by a popular food offer, with its delicious and great value breakfasts a particular hit amongst its loyal regulars.

The property itself is L shaped, with a comfortable dining area to the front and a large bar area - it has an enclosed patio to the front. As the trading area is generous, it can clearly be differentiated into different areas to support pub games, drinking and dining and TV events - sports fans regularly visit to watch the big match. Popular amongst local business and residents alike, The Plough has established itself as a popular hub and meeting place for its local community and is currently well patronised with the sports events and pub games. Trade has been developed through well executed marketing plan focusing on events and entertainment.

Suitable Applicants The Plough would benefit from an experienced couple with strong personalities and entrepreneurial flair to develop the existing trade, especially through calendar events. Knowledge of the local area and the ability to engage with the community would be ideal.



RED LION

11 Market Place

Brackley

Northamptonshire. NN13 5AB.

Approximate Ingoing Funds Required £27,500 (Does not include purchase of Fixtures and Fittings) / Rent- £35,000 * Pub offered with initial three months' rent free from commercial rent

With a historically strong level of trade established by its previous operators, The Red Lion presents an enticing opportunity to take on a popular community-focused local pub. Located in the centre of Brackley, within easy reach of the town's sizeable population, The Red Lion occupies a prime roadside location that makes it an instant draw for both locals and visitors to the area. Brackley is an affluent town with good communication links, just off the A43, close to the M40 and within easy reach of the large towns of Northampton and Banbury.

The trading area of The Red Lion is based around a large central bar, with open plan seating for drinking and dining, plus a separate function room and bar to the rear of the property. There is a well-equipped catering kitchen with ample storage and a good-sized cellar under the bar. There is a large patio area to the side of the pub that presents a great opportunity for al fresco drinking and dining, as well as a large garden behind the property. The domestic accommodation is in good condition and is spread over two floors; there are 4/5 bedrooms, lounge, kitchen, two bathrooms.

The Brewers have a small investment planned at The Red Lion, with successful applicants, to refresh the site inside and out to deliver a fantastic, community focussed business, capable of attracting a wide customer base from the local area. Suitable Applicants would suit operators committed to providing great hospitality, with a desire to engage with their local community, enhance the pub's food offer and build upon its already strong reputation for community activity. Financial knowhow is required to maximise the pub's profit potential, as is marketing experience in order to promote The Red Lion's events programme to the wider area.



RED LION

89 High Street
Yardley Hastings
Northamptonshire. NN7 1ER.

Approximate Ingoing Funds Required £25,500 / Rent- £36,000

Beautiful, traditional thatched English pub offering a great location in the heart of an affluent village highly visible from the A428 main road between Bedford and Northampton. Yardley Hastings is approximately 4 miles from Olney, 8 miles from Northampton and close to the villages of Grendon, Denton and Lavendon.

The Red Lion has been described more than once as being ‘the perfect country pub’ and following a visit to this Northamptonshire gem it’s hard to argue otherwise. Its clean yet rustic bar, thoughtful drinks selection and highly regarded food menu all contribute to its well-earned regional reputation. Following an extensive refurbishment in 2016, the pub has everything it needs to maintain its consistently bustling trade well into the future under the right operator. The Red Lion boasts a traditional bar area to the front, a good-sized lounge bar, a restaurant with 32 covers and a delightful ‘snug’ dining room with an additional 8 covers, not to mention a beautifully presented beer garden and ample parking. Bespoke events are a highlight: one-off menus, drinks pairings and a beautiful space in which to host combine to offer the chance to create a really special night. The pub is ideal for operator(s) with a passion for great food!

The Catering kitchen is immaculately presented with an excellent selection of commercial catering equipment, including steam oven, walk-in Cold room etc. The private accommodation comprises:- 2 bedrooms, kitchen, lounge and a bathroom. The beer cellar and dry goods store, are in the separate outbuilding. The outbuilding also has a Gym operation & a separate Sub-Let agreement would be required between a Pub Partner, The gym and Wells & Co.

This is a great opportunity for an owner operator business to continue with the high standards that have been set and the Red Lion and work even closer with the local community. Operators suitable for The Red Lion will have proven experience in operating a quality food-led business. Maintaining the pub’s warm and friendly atmosphere will be key, as will a passion for first-class customer service and a desire to maintain The Red Lion’s enviable position at the heart of its local community. Sound marketing skills will be equally important.



RED LION

Bedford Road
Wilstead
Bedfordshire. MK45 3HN

Approximate Ingoing Funds Required £18,000 (Does not include purchase of Fixtures and Fittings) / Rent- £24,000 * Pub offered with initial three months' rent free from commercial rent

The Red Lion is located in the heart of Wilstead, an affluent village location just off the A6 Bedford to Luton Road, 5 miles South of Bedford Town centre, and within the borough of Bedford.

The Red Lion is a large detached two storey property. The exterior is brick with a tiled roof. The property has two gardens, one for the public and a private area for the operating partner. To the front there is a good-sized car park and a side smoking provision.

The pub has two bars which can be serviced centrally, with one member of staff during quieter periods. The lounge has 22 covers and the games bar boasts a pool table, TV's and darts. There is off-street parking for 16 cars.

The private accommodation is very well appointed - 3 double bedrooms, a lounge, large kitchen and separate bathroom/toilet. All in immaculate condition. The Red Lion would suit an experienced, community-focused operator with the drive to maintain the pub's current high level of footfall via an extensive weekly activity programme. Strong commercial and financial skills must complement a commitment to providing fantastic hospitality and a catering know-how would also be advantageous.



SHIP

Northfield Avenue
Cambridge
Cambridgeshire. CB4 2LG.

Approximate Ingoing Funds Required £26,500 (Does not include purchase of Fixtures and Fittings) / Rent- £18,500 * Pub offered with initial three months' rent free from commercial rent

With historic good levels of trade established by previous operators, The Ship presents an enticing opportunity to take on a popular community focused local pub. Located in the Kings Hedges, (eastern area) of Cambridge, within easy reach of the A14.

The Ship is a detached property, with a large open plan trading area. There is a reasonably sized catering kitchen and storage areas, allowing the introduction of a food offer. There is an enclosed garden to the front of the pub and a very large car park. The domestic accommodation comprises a large lounge, good sized kitchen, bathroom and 2/3 bedrooms.

The Ship has an established trade with a good following for live sport and entertainment. There is the potential to develop this further and introduce a wider range of cask ales plus the opportunity to provide a family friendly food offer. The Ship would suit operators committed to providing great hospitality, with a desire to engage with their local community, enhance the pub's food offer and build upon its already strong reputation for community activity. Financial knowhow is required to maximise the pub's profit potential, as is marketing experience in order to promote The Ship's events programme to the wider area, provide ample trading space as well as great potential for sporting and live music events.

IMPORTANT NOTICE:

Please contact FRED BARRETT AND SON for further information.

Please note that whilst every care has been taken in preparing these details, much of the information has been obtained from the Landlord (Brewer) or third-party sources. All statements as to fact or opinion should be checked by the prospective purchaser. Whilst every endeavour has been made to ensure that the particulars given are correct, their accuracy cannot be guaranteed. These details do not constitute an Offer, Contract or Warranty. All particulars are subject to your verification and accuracy cannot be guaranteed. Details are issued on the strict understanding that all negotiations regarding this property are conducted through FRED BARRETT AND SON who will then deal with all matters appertaining to the Change.