

THE BLUE BELL INN

90 High Street Gretton, Corby, NN17 3DF

FREEHOLD: £450,000 | REF: 5752402

CHRISTIE & CO

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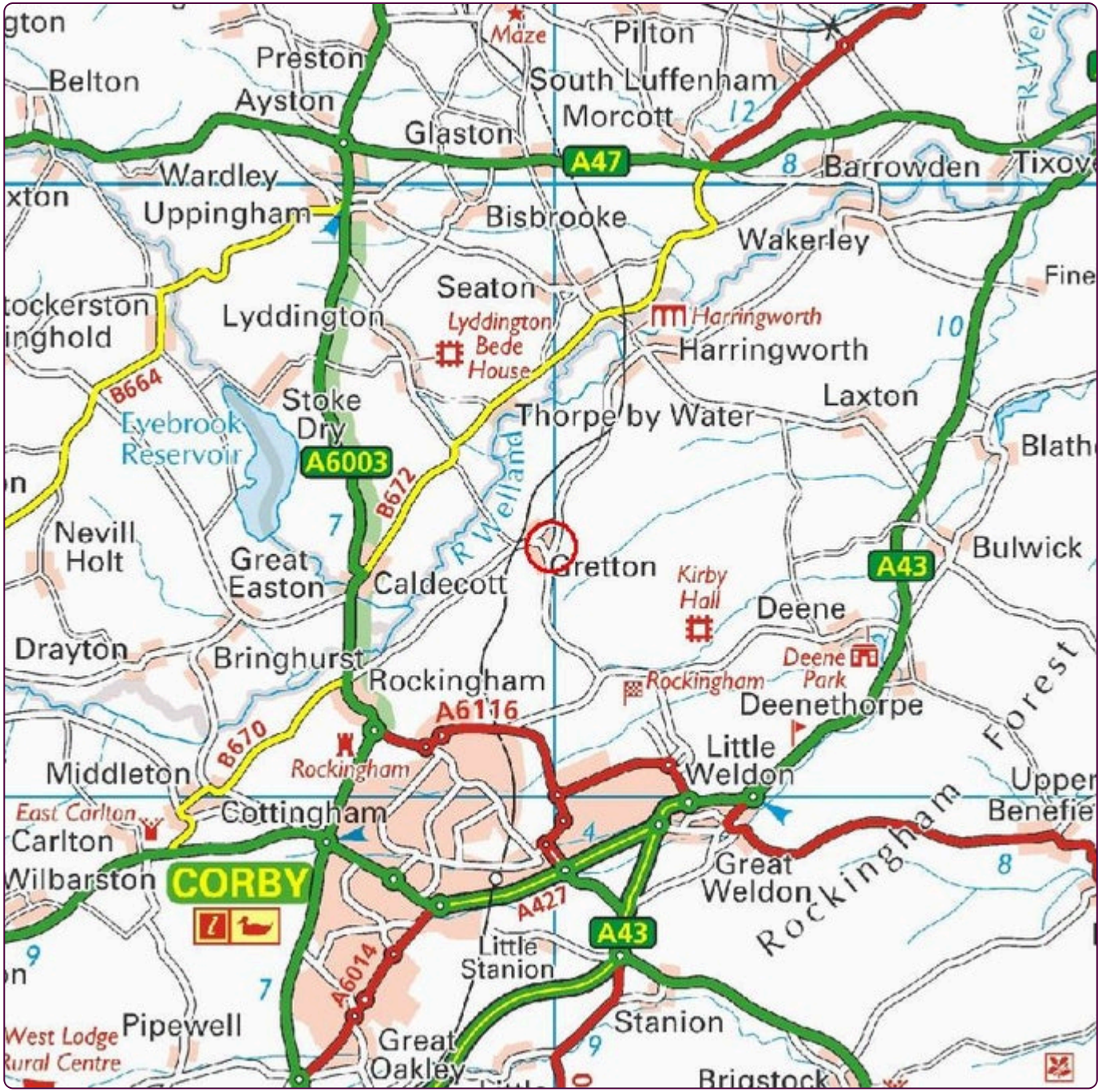
KEY HIGHLIGHTS

- Wet Led Community Pub
- 2 Bedroom Managers Accommodation
- Turnover is near 100% wet led
- Commercial Kitchen
- Turnkey following refurbishment
- Turnover of £296,000 pa | Energy Rating C

LOCATION

Gretton is a village near the town of Corby in North Northamptonshire, whilst also being on the borders of Rutland County, a short drive from the town of Uppingham.

The village has around 1250 residents and benefits from classic sandstone architecture. It is also near to the former Rockingham Speedway which now contains a large industrial park and business centre.









DESCRIPTION

The pub dates back to the 18th century and offers a charming aesthetic in keeping with the historic homes in the village.

The pub consists of numerous bar areas split into a relaxed bar area to the front of the pub, and a more vibrant games room to the rear, with a regular pool and darts team.

The pub is currently operated by the owners and they currently do not utilise the commercial kitchen, but there is an opportunity to re-introduce a food offering to the pub

INTERNAL DETAILS

The front entrance welcomes you immediately into a cosy bar area with a variety of seating and modern decor.

An additional "snug" bar area is partitioned more centrally within the pub but both rooms are served by the central bar.

Customer toilets, the cellar and the commercial kitchen are located centrally in the pub, leading through to the rear where the games area that contains a darts board & pool table offers a more vibrant area. This also leads out into the rear beer garden which is partly covered and regularly hosts live music events.

FIXTURES & FITTINGS

Fixtures and Fittings are included

EXTERNAL DETAILS

The rear beer garden is partly covered, but fully powered and set up for events such as bands and catering.

The beer garden has an access from the pub and the road behind and hosts regular events.

OWNER'S ACCOMMODATION

There is a two bedroom managers accommodation located above the pub, accessed centrally near the bar area.

THE OPPORTUNITY

The pub has been immaculately refurbished and is ready for a new operator to continue trade from the owner.

The owners have not re-introduced food but the commercial kitchen is in good order, ready for a new operator to introduce a food offering.













TRADING HOURS

Monday:
3.00pm – 11.00pm

Tuesday to Thursday:
5.00pm – 11.00pm

Friday:
3.00pm – 11.00pm

Saturday:
12.00pm to late

Sunday:
12.00pm to 11.00pm

TRADING INFORMATION

The pub demonstrated an annual turnover of £296,000 in 2024, based on 100% wet sales.

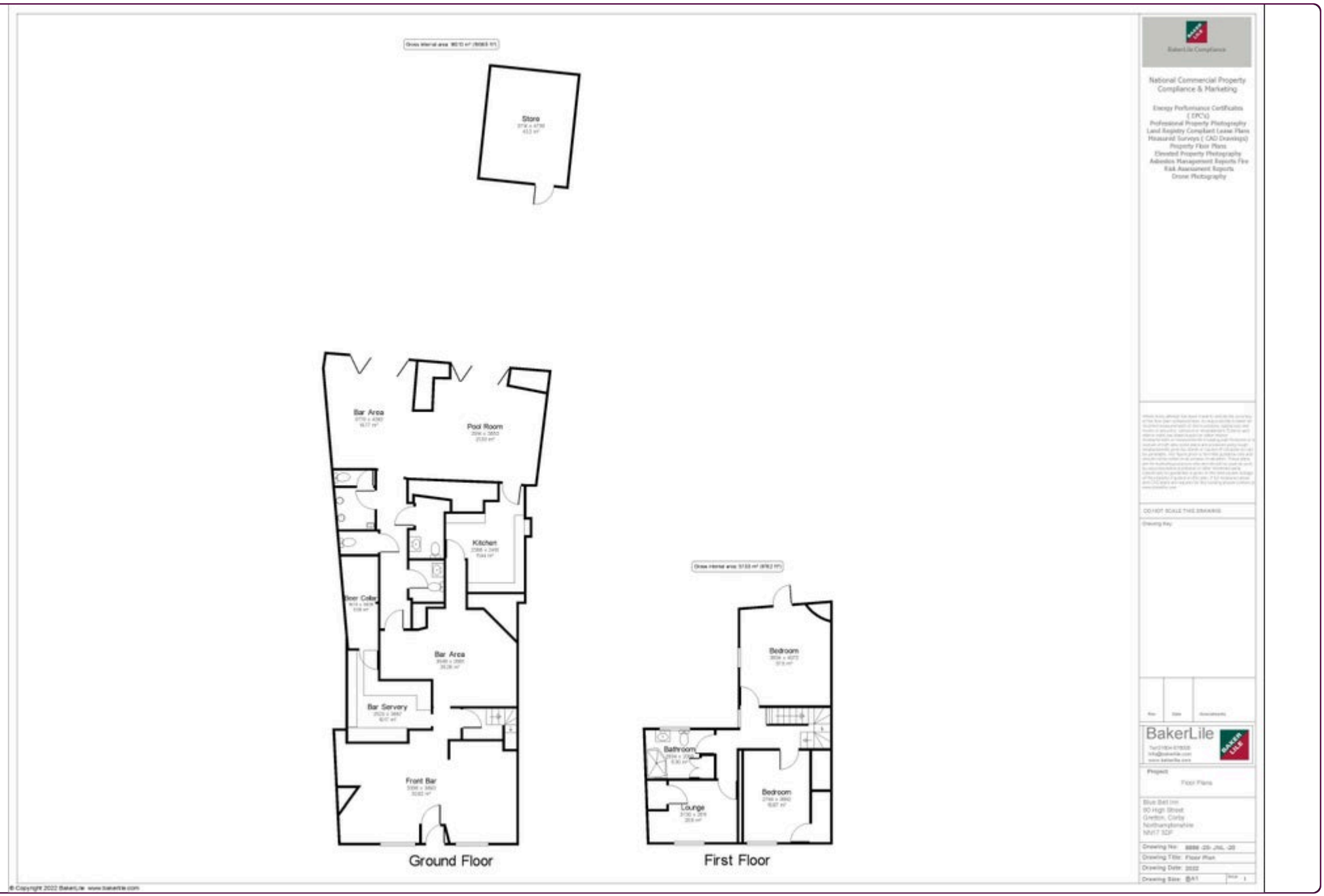
Full trading information on request.

BUSINESS RATES

The Rateable Value is £2,700 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises License


Store
Bar Area
Pool Room
Kitchen
Bar Area
Bar Servery
Front Bar
Ground Floor
Bedroom
Bathroom
Bedroom
Lounge
First Floor
National Commercial Property Compliance & Marketing
Energy Performance Certificates (EPC's)
Professional Property Photography
Land Registry Compliant Lease Plans
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Drawing No:
Drawing Title: Floor Plan
Drawing Date:
Drawing Size: A1
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CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



JONTY GREEN
Business Agent
T: +44 7715 806 592
E: jonty.green@christie.com

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