



Fox Inn

35 High Street, Carlton
Bedford
MK43 7LA

Freehold: £400,000

Ref: 3858296

KEY HIGHLIGHTS

- Picturesque village location
- Bar (16), Dining Area (26) – 52 covers total
- T/O: £304,204, ANP: £81,811 March 2024
- Large attractive trade garden (c.100+)
- Three-bedroom owner's accommodation
- Profitable business with ample scope for a new owner. Energy Rating C



LOCATION

The Fox Inn is set within the charming village of Carlton, Bedfordshire. It is situated just eight miles northwest of Bedford.

The property sits in a prominent central position, straddling the land between the two main thoroughfares through the village, attracting visitors from the local area as well as trade from further afield.

Situated in close proximity to the larger towns of Milton Keynes (15 miles), Northampton (15 miles) and Wellingborough (11 miles).

DESCRIPTION

The Fox Inn is an attractive two-storey character property set under a reed thatched roof with a large lawned trade garden to the rear. Additionally, there are benches positioned on the patio to the side of the property providing more outdoor seating. The property benefits from a car park at the front, with capacity for circa 12 vehicles, with further parking available on-street.

This award-winning CAMRA pub has a wealth of internal architectural features including exposed wood beams and an open fireplace. Access is provided from both sides of the property via the roadside.

INTERNAL DETAILS

Bar/ lounge area (16 covers)

Dining area (26 covers)

Additional dining/games area (10 covers)

Additional Areas:

Ladies & Gents WC's

Separate easy access (disabled) toilet

Basement beer cellar

Commercial kitchen with separate wash up

Storage barn

First floor Owner's accommodation – three bedrooms, a lounge, kitchen, office and bathroom



OWNER'S ACCOMMODATION

The flat is a comfortable and well-decorated space set over the first floor and benefits from a private entrance. It comprises three bedrooms, a kitchen, lounge, bathroom and office.

FIXTURES & FITTINGS

We are advised that the trade fixtures and fittings in the property will be included in the sale. Except for some personal effects that will be retained by the owner. An inventory will be provided to perspective purchaser upon acceptance of an offer.

Year End	2024	2023
Turnover	£304,204	£296,416
Gross Profit %	31%	31%
Wages %	21%	21%
Net Profit	£42,437	£37,343
Adjusted Net Profit	£81,811	£77,734

BUSINESS RATES

The Rateable Value as per the April 2026 Ratings List is £13,500. The business benefits from small business and rural rates relief. Confirmation of actual Rates payable should be sought from the Local Authority.

REGULATORY

The property attains a Premises License, with Licensed hours being from 11.00am to 23:00pm Monday to Saturday, and 12:00pm to 22:30pm on Sundays.

EXTERNAL DETAILS

The property has a large and well-kept lawned garden to the rear with seating for at least 100 covers. The space is ideal for outdoor events and is a real attraction for trade during the warmer months. There is a separate barn on the property used for storage.

There is a car park to the side of the property with space for c.12 vehicles in addition to local on-street parking.

TRADING HOURS

Mondays 12:00pm to 20:00pm
Tuesday to Saturday 12:00pm to 22:00pm
Sundays 12:00pm to 21:00pm



SERVICES

Water	Mains
Central Heating	Gas - 1x Boiler
Cooking	Mains Gas
Drainage	Mains
Water	Mains

THE OPPORTUNITY

The Fox Inn has been operated by the current owners for 10.5 years, trading as a country pub and restaurant offering a consistent level of quality service whilst maintaining standards to ensure its popularity. The business acts as a pillar within the community, providing numerous events such as ABBA nights, a gin festival, weekly quiz nights and MacMillan coffee mornings. The pub also hosts two skittles teams and two squash teams frequently, further enhancing the community spirit within the village and sustaining its well-regarded reputation.

A new operator would immediately benefit from the pub's excellent standing and steady stream of clientele.

STAFF

The business benefits from a complement of staff who are subject to TUPE and will transfer with the business.

TENURE

Freehold to be sold as a Trading Going Concern (TOGC)





DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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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:



RICHARD WOOD

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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