



The Bell Inn

*Frogmoor
High Wycombe
HP13 5DQ*

*Freehold:
Offers over £495,000 plus VAT*

Ref: 3858339

KEY HIGHLIGHTS

- Prominent corner position
- Flexible ground floor layout - 80 covers
- Large rear function room (100)
- Six-bedrooms on first floor (5 en suite)
- Opportunity to reinstate car parking for six
- Rear access enabling potential subdivision or alternative configurations (STP)



LOCATION

The Bell occupies a prominent corner position on Frogmoor, at the heart of High Wycombe's established leisure and hospitality circuit, surrounded by a strong mix of bars, restaurants and retail operators. The property is within close proximity to the Eden Shopping Centre and Buckinghamshire New University, providing consistent footfall from shoppers, students and local residents.

A new residential development directly opposite, set to deliver a number of new flats, will further enhance the immediate catchment. The location is well connected, with High Wycombe railway station (offering direct services to London Marylebone) and the M40 motorway both easily accessible.

DESCRIPTION

The property comprises a substantial former public house arranged over ground and upper floors, offering significant flexibility for a range of hospitality, leisure or alternative uses (subject to any necessary consents).

The overall configuration lends itself to a variety of trading styles or potential subdivision.

FIXTURES & FITTINGS

No fixtures and fittings on site - no inventory will be provided

INTERNAL DETAILS

The ground floor provides a well-proportioned and adaptable trading layout, currently arranged to accommodate approximately 80 covers across a principal bar area and a number of separate seating zones.

To the rear is a large function room (c.100), suitable for private hire, events or alternative commercial use. A substantial commercial kitchen is also in place, although it is currently not in operation and would require reinstatement.

Overall, the internal layout offers a strong base for a variety of operational concepts.



LETTING ACCOMMODATION

The upper floors comprise six bedrooms, five of which benefit from en suite facilities, although several of these still require further renovation. The accommodation is well suited to a range of uses, including HMO, boutique guest accommodation (subject to consents), or staff housing.

TENURE

Freehold - the property is elected for VAT which means it will be added to the sale price

TRADING INFORMATION

No trading information is available

THE OPPORTUNITY

The Bell represents an excellent opportunity to acquire a well-located, highly flexible asset within an established leisure pitch.

The property is well suited to repositioning as a wet-led pub, food-led operation, late-night venue or hybrid hospitality offer. In addition, the combination of trading space and residential accommodation opens up potential for a mixed-use investment or multi-income operation.

The ability to split the property, supported by rear access, further enhances its appeal to investors and developers.

EXTERNAL DETAILS

Externally, the property benefits from a prominent corner aspect and rear access. A temporary extension is currently in place to the rear, which could be removed to create a yard and provide approximately six on-site parking spaces.

STAFF

Closed pub - no staff to transfer



BUSINESS RATES

Rateable value effective from 1 April 2026 is £21,250. This is not the rates payable. Please check with the VOA for the most up-to-date information on all rating matters.



DEVELOPMENT POTENTIAL

The underutilised upper parts could be optimised as a formal HMO or boutique accommodation offering, while the ground floor could be reconfigured to suit a variety of hospitality or alternative commercial uses (STPP)

REGULATORY

The property benefits from a Premises Licence permitting the sale of alcohol for consumption on the premises. We

understand the premises previously traded to the following hours:

Monday to Thursday: 1200 – 2300

Friday & Saturday: 1200 – 00:00

Sunday: 1200 – 2300

These hours provide a solid and established licensing base for a traditional pub operation, with scope for purchasers to

review and, if required, vary the licence subject to the usual consents.

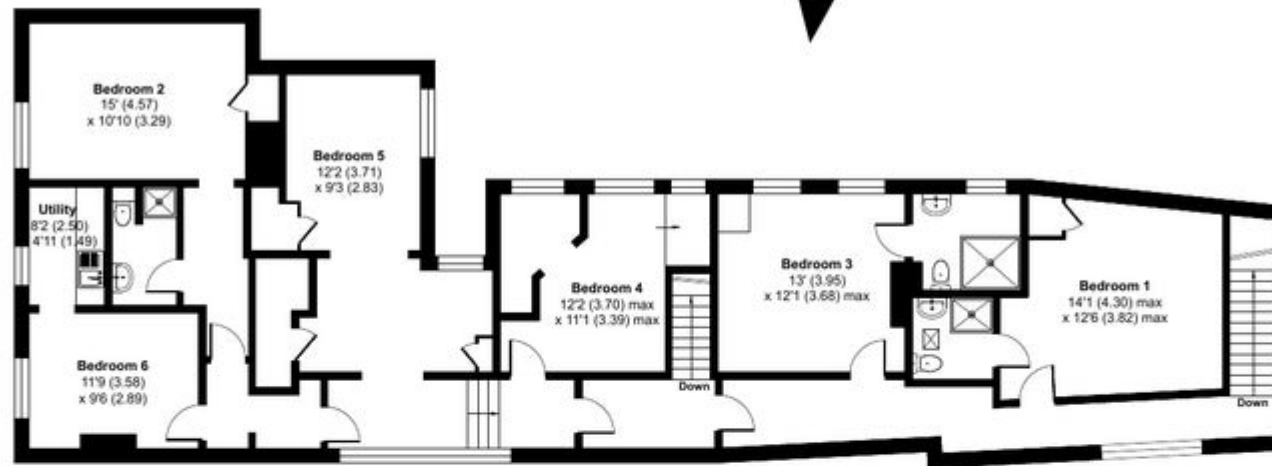
Prospective purchasers should make their own enquiries with Buckinghamshire Council to satisfy themselves as to the full details of the licence and any associated conditions.



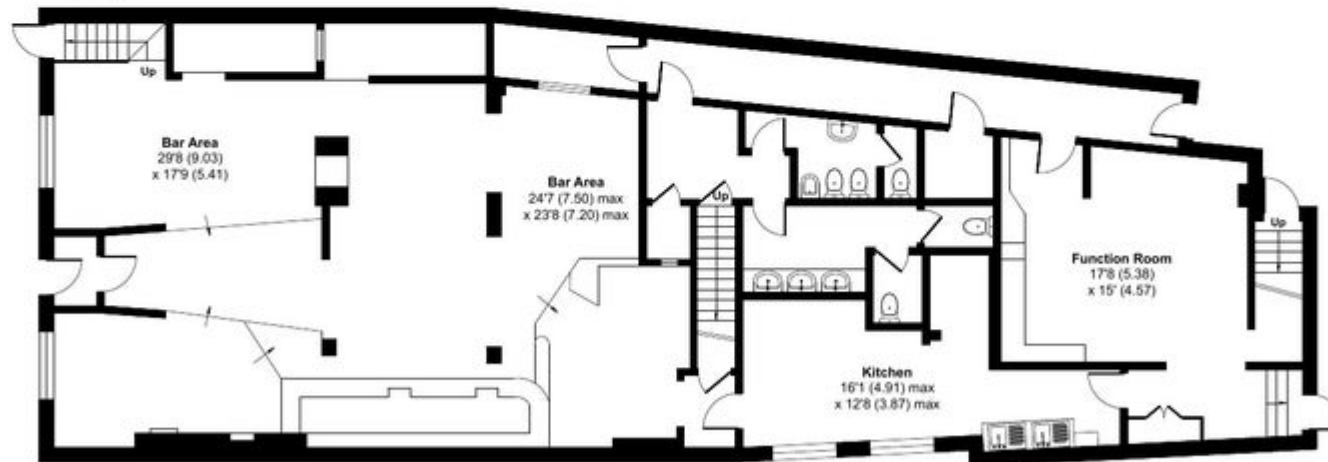
Frogmoor, High Wycombe, HP13

Approximate Area = 4041 sq ft / 375.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Christie Owen & Davies Pic. REF: 1466222



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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:



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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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