



CONFIDENTIAL

Bedfordshire

Ref: 4840047

Freehold Pub & Hotel

Freehold: OIEO £895,000

Highly visible roadside location

16 en suite letting rooms

70 cover pub/restaurant

Two large trade terraces and ample parking

Comfortable three bedroom owners apartment

Consistent and profitable business



Description

A three storey, brick built property with a large extension to the rear comprising of 16 letting bedrooms. The original part of the property dates back to the 18th Century and has remained at the heart of the village ever since. There are c.25 parking spaces and ample external trade space, perfect for outside dining and events.

The property has been tastefully renovated throughout, whilst keeping several of the original features including a feature fireplace and exposed beams. The property saw substantial investment from the current owner although a new operator may wish to tailor the offering to their own style.

Internal Details

Public areas - Main bar/lounge area with an open fireplace, exposed oak beams and space for c.30 covers. Popular with drinkers and casual diners. Dining/restaurant area - more formal dining but still in a comfortable relaxed environment, a very characterful area that is hugely popular with visitors to the pub. This area provides another c.40 covers.

Basement beer cellar

Large and well equipped commercial kitchen with a separate wash up area, prep room, office, dry store and walk in fridge/freezers.

Ladies, gents and disabled WC's

Three bedroom owners accommodation, a very comfortable area with a separate lounge and kitchen.

Sixteen en suite bedrooms in the purpose built extension to the rear.

Owner's Accommodation

A large and newly decorated managers flat consisting of 3 bedrooms, large lounge, kitchen and bathroom.

Trading Information

Accounts provided to year end March 2019 show an annual turnover of c£450k and an EBITDA of c.£90k. Despite having very limited trading conditions, 2020 still showed a strong turnover of c.£250k and remained profitable. Further account information can be provided to seriously interested parties.

Location

The property is set in an affluent village in Bedfordshire, only 40 minutes by train to central London. The property is set in its own grounds and benefits from ample passing traffic, ensuring a steady stream of custom throughout the day and evening.

External Details

Car park with space for c.25 vehicles.

There are two covered decked & terrace areas to the rear of the property with space for c.100 covers as well as benches to the front of the property on the roadside. The decked areas were completed over the Covid closure period and are expected to help increase revenue over the coming summer. Plenty of enquiries for parties and events have been made for this area and will see a further uplift to the turnover of the business.

Staff

Some staff will need to be transferred under TUPE. A list of staff will be made available to seriously interested parties.

Trading Hours

The pub trades seven days a week but is only open in the evenings on Mondays and Tuesdays.

DO NOT SCALE THIS DRAWING

Drawing Key

Rev	Date	Amendments
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BakerLife
Tel: 01604 676035
info@bakerlife.com
www.bakerlife.com

Project	Floor Plans
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Heath Inn
Leighton Buzzard
LU7 0AR

Drawing No: 8888-20-JNL-20

Drawing Title: Floor Plan

Drawing Date: 2020	
Drawing Size: A1	100



We are advised that all trade fixtures and fittings are owned outright and will be included (inventory provided once deal is agreed)

There are sixteen well appointed and comfortable letting rooms. They are made up of doubles, twins, triples and family rooms. They achieve a consistent occupancy and are popular with both corporate and leisure guests. Average rates for the rooms vary between £80-£120 and are a valuable extra source of income to the business.

The Opportunity

Trading as a country dining pub with rooms, the property consistently offers a quality level of service and high standards of food to retain its continuing popularity.

The business' reputation has been built steadily over the years backed up by an excellent team of staff that could smoothly transfer to a new owner. This is demonstrated by the fact that the business has won a host of awards over the years. A new operator would immediately benefit from the pub's excellent reputation and steady stream of clientele on both the food and rooms side.

Business Rates

Rateable value of £16,500.

Regulatory

Premises licence

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

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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Reading



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189