admiral
TAVERNS



BELL, BOTTISHAM

CAMBRIDGESHIRE, CB25 9DA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,937

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Bottisham is an attractive and established village in East Cambridgeshire, situated approximately seven miles east of Cambridge and seven miles west of Newmarket, with convenient access to the A14 trunk road. The village benefits from regular bus services connecting it to both towns, making it well positioned to attract both local residents and passing trade from the wider area. The immediate village is home to around 2,500 residents across approximately 900 households, with a wider catchment of around 6,500 residents and 2,600 households within a ten-minute drive time. A number of smaller surrounding villages further enhance the potential customer base. Bottisham retains the character of a traditional English village, centred around key community assets including the church, village hall, local school and sports facilities, which host events and activities throughout the year. The pub occupies a favourable position within the village conservation area, set slightly back from the main thoroughfare but only a short walk from the village centre and close to both the school and sports grounds. Its location allows it to benefit from regular village footfall while also serving as a natural meeting place for residents and visitors alike.

Pub Layout

The main entrance, set slightly back from the road, leads directly into the main bar area, with the central bar positioned immediately ahead. This space forms the heart of the pub and provides a welcoming focal point for customers upon arrival. To the left of the bar, beyond an impressive original chimney feature, is a separate room accommodating approximately 20 covers. While currently suited to dining, this space could also lend itself to alternative uses such as a games or pool room, should the licensee wish to target that segment of the market. The commercial kitchen is conveniently located behind the bar, allowing efficient service to all trading areas. To the right of the main bar are the customer toilets and an area currently utilised for sports viewing, centred around a large screen television. This section of the pub provides a more casual drinking environment and also provides access to the rear trade garden. Externally, an astro turf-covered garden, creates a more inviting environment for outdoor drinking and dining.

TRADING STYLE

The pub trades as a traditional village local with a well-established food offer that serves both the immediate community and customers from the surrounding area. Food is a key driver of trade, supported by a strong reputation for hospitality and a menu that reflects the varied tastes of the local marketplace. The proximity to Cambridge attracts a broad customer base that is receptive to both traditional pub favourites and more distinctive, themed food concepts. The drinks offer is centred around quality cask ales, complemented by a well-balanced range of wines, premium spirits and soft drinks. Key trading occasions, particularly Sunday lunch, play an important role in overall performance, with signature dishes helping to drive repeat visits and destination dining. Externally, the pub benefits from a substantial rear trading area comprising a sunken patio, raised decking and space for approximately 10–15 picnic benches. This provides significant seasonal capacity and supports outdoor drinking, dining and community-focused events throughout the year.

ACCOMODATION

Private Accommodation

The private accommodation consists of a lounge, 2 well sized bedrooms, a small office area within the communal space, and bathroom.

Beer Garden | Cask Ale | Kitchen | Food Preparation Area | Live Music | Open Fire | Sports Teams

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admiraltaverns.co.uk

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FINANCIAL

Weekly Rent: £456.73
Estimated Annual Turnover*: £295,677
Security Deposit: £5,937
Working Capital: £4,000
Stock: £4,000
Business Rates: £Nil. Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.
Fixtures and Fittings: To be confirmed upon valuation, funding options may be available for the right licensee.
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

An outstanding opportunity for an experienced and financially secure individual or couple to take on a well-supported village pub with strong community backing. The local community is keen to see the pub flourish once again, providing an excellent foundation for a motivated and customer-focused licensee. With a loyal local customer base and significant goodwill within the village, the right licensee will have the chance to establish a successful and sustainable business. Success will be driven by delivering straightforward, high-quality hospitality, fostering strong relationships with local residents, and creating a warm, welcoming venue that serves as a focal point for the community. This is a rare opportunity to become an integral part of village life while developing a thriving pub business that the community can be proud to support.

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