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TAVERNS



BELL INN, SHREWSBURY

SHEWSBURY, SY5 6JJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,625

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Bell Inn is a charming, traditional pub nestled in the village of Cross Houses, just four miles south of the vibrant market town of Shrewsbury. Ideally positioned on the busy A458 en route to Bridgnorth, the pub enjoys the best of both worlds—strong support from a loyal local community and excellent passing trade thanks to its prominent roadside location. It's also just a 7-minute drive from the popular National Trust site, Attingham Park—a 200-acre estate with a stunning Regency mansion that draws thousands of visitors each year.

Pub Layout

The Bell is a beautifully presented, detached pub set in picturesque surroundings, offering a fantastic business opportunity. Located adjacent to a small housing development with access from the car park, it boasts a spacious exterior including a large car park accommodating up to 30 vehicles and a generous enclosed grass beer garden with capacity for approximately 80 guests. This outdoor space offers tremendous potential for hosting beer festivals, community gatherings and seasonal events. Inside, the pub is arranged across two welcoming trading areas, both served by a central bar. The main bar comfortably seats around 25, while the restaurant area offers an additional 30 covers. The interiors are bright and inviting, with a relaxed, modern ambiance complemented by tasteful contemporary décor throughout. Two fireplaces add warmth and character, making the Bell a cosy and appealing destination year-round. All fixtures and fittings are in excellent condition, providing a turnkey opportunity for the next licensee.

TRADING STYLE

The Bell enjoys an excellent reputation for both its food and drink, attracting loyal support from the local community and benefiting from steady passing trade throughout the year. It currently operates for both lunch and dinner service, offering a popular menu of hearty, home-cooked dishes. The bar is well-stocked with a broad selection of drinks, and there's exciting potential to reintroduce a cask ale offering.
A well-established rhythm of the week, featuring events such as quiz nights and live music on weekends, would complement the existing offer. Food-themed evenings like Fish Fridays and Steak Nights would also be well received and help to drive regular footfall.

ACCOMODATION

Private Accommodation

This consists of four bedrooms, bathroom, kitchen and sitting room all in reasonable order; there is a possibility of providing Bed and Breakfast if not all the rooms are used subject to complying to regulations.

FINANCIAL

Weekly Rent: £432.69
Estimated Annual Turnover*: £308,108
Security Deposit: £5,625
Working Capital: £4,000
Stock: £2,000
Fixtures & 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.

3+ Private Bedrooms | Beer Garden | Car Park | Kitchen | Live Music | Open Fire | Sports Teams

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

This village pub is in beautiful surroundings with a fantastic growth opportunity. I am looking for an experienced licensee(s) with vast knowledge of running food led community pubs. You will have experience in preparing and delivering a high standard of superior quality home cooked traditional pub fayre. You will be skilful and familiar with all areas of social media and modern marketing techniques. These will be used to drive footfall and awareness as this is a small village surrounded by well-established food pubs/restaurants all within a two-mile radius. A focus on engaging with the community is creating a memorable experience every time is key to keeping your locals. Championing customer service, the right retail offer, ambitious standards and operational excellence will be fundamental to success as well as being able to flex for seasonality.


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Beer Garden


Car Park


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