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BLUE BELL, BOLSOVER

BOLSOVER S44 6HF

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Blue Bell is a well established and attractive community pub situated in the historic town of Bolsover, approximately six miles east of Chesterfield and 10 miles northwest of Mansfield. Ideally positioned between the iconic Bolsover Castle and the town's main commercial centre, the pub enjoys a prime location with excellent visibility and passing trade. and is adjacent to a large estate comprising of 1960/70s red brick semi-detached housing most of which is privately owned. Bolsover has easy links to Chesterfield and Mansfield town centre amenities, local schools, recreation facilities, hospitals and the busy M1 motorway.

Layout

The pub is a charming, traditional stone built property. The main trading area consists of two bars; to the front of the pub is a large, comfortable L-shaped main lounge bar, and towards the rear is a separate pub sports bar/tap room which currently homes a pool table, both with their own compact bars. The fixtures and fittings are all in good order and the pub is in presentable condition throughout, it has a balance between both loose and fixed seating. Externally the pub has a rear car park for approximately 12 cars, beyond this is an outside socialising area with picnic benches that has stunning views across the valley towards Chesterfield this really is something special and a perfect area to host community fun days and charity events in the summer months. Adjacent to this at the rear is a small timber smoking shelter.

TRADING STYLE

The Blue Bell currently trades as a wet led, community focused business. The pub shows televised sports and is very well supported, and there is a regular entertainment programme in terms of karaoke, weekend DJ and events such as bingo and quizzes. The pub offers a wide product range, ensuring there's something for every customer. There is clear potential to enhance the offer by introducing a simple, lower level food menu such as handheld snacks including pizzas, pies, and other quick-serve items to further drive footfall and dwell time. The beer garden is a standout feature, offering an excellent opportunity for increased community engagement. Although currently underutilised, this space has the potential to host regular events such as summer BBQs, charity fundraisers, and outdoor entertainment, helping to strengthen community ties and increase revenue.

ACCOMODATION

The private accommodation is in good order and consists of three bedrooms, sitting room, kitchen, bathroom and office. A perfect place for a family or individual to call home .

FINANCIAL

Weekly Rent: £317.31
Estimated Annual Turnover*: £251,269
Security Deposit: £5,000
Working Capital: £2,000
Stock: £2,000
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

3+ Private Bedrooms | Beer Garden | Car Park | Kitchen | Live Music

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

This is a fantastic opportunity for an experienced licensee with a passion for community pubs. I am particularly keen to hear from publicans familiar with similar demographics, who understand the value of local connections and authentic hospitality. Strong marketing skills both in-house and across social media would be a real asset in driving footfall, promoting events, and shaping a retail offer that truly resonates with the area. If you're passionate about pubs, thrive on engaging with your locals, and have the vision to grow a much loved pub into a community hub, then this could be the ideal pub for you.



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