



## **EIGHT BELLS, ABBOTSLEY** **ST NEOTS, PE19 6UJ**

**AGREEMENT TYPE:**  
**TENANCY**

**YOUR INVESTMENT:**  
**£8,000**

**CALL 01244 321 171 FOR MORE DETAILS**

### **DESCRIPTION**

Situated on the main road the Eight Bells is a delightful country pub located in the affluent village of Abbotsley. The pub is the only amenity in the village so there is scope to continue the good work of the current landlord and really cement its place in the local community.

#### **Pub Layout**

The Eight Bells consists of a cosy bar area with a large open fireplace, a small restaurant area to the left of the bar which seats circa 20 people, and a games area to the right with a dartboard. There is a fully equipped catering kitchen also on the ground floor. Externally, there is a covered drinking area with 18 benches and a good-sized children's play area. The car park is of a good size and represents an opportunity for events and extra seating if required.

### **TRADING STYLE**

A real community local, this pub is in fantastic condition throughout and presents a great turnkey opportunity for the right operator. This site would suit both experienced and first-time operators alike, with passion and high standards the most important ingredient to make this venue successful.

### **ACCOMMODATION**

#### **Private Accommodation**

The private accommodation consists of three bedrooms, a living room, and a family bathroom.

### **FINANCIAL**

**Annual Rent:** £19,750

**Security Deposit:** £5,000

**Working Capital:** £1,000

**Stock:** £2,000

**Fixtures and Fittings:** Upon Valuation – funding options 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.

**Training:** £325 plus VAT

**For a breakdown on financial information, please refer to the 'Additional Info' tab.**

### **BDM VISION**

Food is an essential part of this business so someone who has the desire to drive this is essential. A real personable character who can build strong community links will thrive at The Eight Bells. Local knowledge will also stand you in good stead. This pub presents a real opportunity for an entrepreneurial spirit who wishes to take it to the next level!