



FIVE BELLS, LOWER HALLING

LOWER HALLING, ME2 1BZ

**AGREEMENT TYPE:
TENANCY**

**YOUR INVESTMENT:
£17,500**

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Five Bells is a detached pub in Lower Halling, conveniently located between the M2 and M20. The pub is on the main road through this popular village and is predominantly wet-led with a small food offering. With strong demographics and above average house prices, the area is affluent and well-heeled.

Pub Layout

The trading area consists on a central bar serving both the lounge bar and restaurant area and is all on the ground floor with a large catering kitchen with the cellar located below. The kitchen is fully equipped for a busy catering outlet with a large potential for growth. A large garden to the rear and side of the pub which can be used by customers, and car parking for approximately 12 vehicles.

TRADING STYLE

The Five Bells is an idyllic destination pub and is ideal for customers looking for quality food and drink. It is also a model locals pub offering live entertainment, quiz nights and a game of darts. This pub really does sit at the heart of the community with an opportunity to develop further.

ACCOMODATION

Private Accommodation

The private accommodation is all on the first floor and includes, lounge, kitchen, bathroom and three bedrooms.

FINANCIAL

Annual Rent: £TBC

Security Deposit: £5,000

Working Capital: £7,500

Stock: £5,000

F&F: TBC (Funding options may be available)

Training: £325 plus VAT

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

BDM VISION

We are seeking a dynamic operator, who will grow the business by developing the food offer and driving beer volumes through many areas from live entertainment, community events and local sports teams. This will need to be done by offering an exceptional service along with excellent marketing and an online Social Media presence. Our new licensee will ideally need to have an understanding of the area along with the demographics that surround the pub.