



SIX BELLS, FELSHAM

FELSHAM, IP30 0PJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

This is one of the finest and most idyllic pubs in Suffolk and requires the right operator to unleash its full potential. Do not miss this rare opportunity. The Six Bells is perfectly located, nestled in the beautiful village of Felsham between Bury St Edmunds and Stowmarket, both approximately 8 miles away. The village boasts Five bus services taking you to Bury St Edmunds, Hadleigh and Stowmarket, which all have Stations and links to London. Elmswell is the nearest station, which is 7 miles away and goes to London Liverpool Street via Ipswich. There is a shop, garage, post office, village hall and a real community spirit with plenty of activities arranged through the Parish council. The pub itself is stunning and traditional in style with original beams and fireplaces, hosting up to 50 covers dining.

Pub Layout

The overall space within the pub is large but naturally divided up by the fireplaces, providing both space for larger gatherings and romantic dining experiences. The Cellar and kitchen are both located on the ground floor ensuring looking after your customers is that little bit easier. The kitchen boasts all the necessary equipment to provide a quality menu perhaps including some of the fine local produce. The Outside space consists of a smaller garden to the front of the pub where customers can enjoy a drink surrounded by the English Roses. To the rear there is a small decked area that leads onto a significant car park and meadow. The meadow has huge potential for beer/food festivals or even weddings.

TRADING STYLE

Six Bells has a premium drink offering and is renowned for its real ale selection. In addition to this, it must have a strong food offering, catering for the village and also visitors from further afield. The pub is well supported by the community, being the only pub in Felsham, making it the ideal place for a catch up with friends. Themed nights and mid-week offers should be considered to maintain trade in off-peak periods.

ACCOMODATION

Private Accommodation

The private accommodation consists of four double bedrooms, a fully fitted kitchen, bathroom with freestanding shower and a separate second toilet.

FINANCIAL

Annual Rent: £25,000

Security Deposit: Initial deposit of £4,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £3,000

Stock: £2,000

Business Rates: £Nil. Based on the April 2023 rating list, the Zero 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.



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Kitchen



Food
Preparation
Area



Open Fire

BDM VISION

The Six Bells is a village pub with strong potential to attract diners from further afield as a destination food pub. The ingoing licensee will maintain the high standards of food and service set by the previous licensee. This opportunity would suit a publican or couple who are welcoming and friendly to integrate into the village and carry on the success of previous partners. The outdoor space and meadow should be utilised in warmer months to extend the offering of the pub further, holding events and festivals, as well as expanding food capacity.



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