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SUGAR LOAF, MEPPERSHALL

MEPPERSHALL, SG17 5LX

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£16,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

This prominent, two-storey detached public house occupies a prime corner plot position in the heart of a rapidly expanding village, fronting the main High Street thoroughfare. Benefitting from excellent connectivity, the property is situated close to the busy A507, which links the M1 and A1 via several thriving towns and villages. Nearby Shefford provides an extensive range of amenities including shops, bars, restaurants, a Morrisons superstore and schools, while also serving as a heavily developed and growing residential hub. The pub has recently undergone extensive refurbishment and redecoration, both internally and externally, completed in 2025, creating a fresh and welcoming environment for customers old and new. Operating as a traditional village pub, it has become an important focal point within the local community and continues to enjoy increasing support from residents. In recent years, the village itself has more than doubled in size due to significant residential development, with further private housing estates already planned. Aside from a small convenience store, bakery and village social club, the pub remains one of the only key hospitality and social venues serving the area, placing it at the centre of village life.

Pub Layout

Externally, the property benefits from a private car park providing space for approximately 10 vehicles. Part of the original parking area has been thoughtfully reconfigured to create an enhanced outdoor trading space, significantly strengthening the pub's year-round appeal. This area now features a high-quality stretch tent with attractive fixtures and fittings, together with integrated heating and lighting, creating a comfortable external drinking and dining environment in all seasons. Adjacent to this is a further permanent covered seating area, also fitted with heating and lighting, offering additional capacity and flexibility for customers. Recently refurbished to an excellent standard throughout, the pub offers a welcoming and versatile trading environment. Internally, the property is arranged as an open-plan layout incorporating two distinct trading areas, each with its own external entrance. While food is served

TRADING STYLE

The pub operates with a strong premium drinks offering, complemented by a well-received traditional pub food menu, quality wine list and range of premium spirits. Trade is currently split approximately 70/30 in favour of wet sales, providing a balanced and sustainable income stream while still offering further scope to develop the food side of the business if desired. As the village population has continued to expand through ongoing residential development, the pub has benefited from steadily increasing levels of custom and growing community engagement. Positioned as one of the village's key social and community hub, it has become a popular meeting place for both long-standing residents and newer arrivals to the area. The business enjoys a welcoming and community-focused atmosphere, successfully blending the character of a traditional village pub with a modern and flexible approach. Occasional weekend entertainment, live music and themed evenings have all been extremely well supported, helping to create a lively social environment and encouraging repeat trade from a loyal and growing customer base. With its adaptable internal and external trading areas, the pub is well suited to a variety of occasions, from relaxed everyday drinking and dining to private functions, celebrations and community gatherings. Having been extensively refurbished and continually invested in, the business presents an excellent opportunity for an incoming licensee/s to take on a highly regarded, turnkey village pub with established trade, strong local support and clear potential for continued growth as the surrounding area develops further.

ACCOMODATION

The private accommodation consists of 3 bedrooms, living room & bathroom. No letting rooms.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Kitchen | Food Preparation Area | Live Music | Sports Teams

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FINANCIAL

Weekly Rent: £528.85
Estimated Annual Turnover*: £369,616
Security Deposit: £7,000
Working Capital: £5,000
Stock: £4,000
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 'Additional Info' tab.

BDM VISION

This opportunity would ideally suit an experienced, community-led licensee or couple with strong catering skills and a passion for creating a welcoming village pub atmosphere. The business is well positioned for licensees who are keen to immerse themselves within village life, building on existing local events, charity initiatives and wider community involvement to further strengthen the pub's role at the heart of the area. With its growing customer base, adaptable trading space and strong local support, the pub offers excellent scope for hands-on licensees to introduce a varied programme of events, entertainment and community activities, helping to further establish the business as a vibrant social hub for the village. The excellent outdoor areas provide additional opportunity for seasonal events, family occasions and community gatherings throughout the year, while the balance of wet and food trade creates a solid platform from which to continue growing the business. Equally, for an ambitious first-time licensee with good business acumen and the enthusiasm to embrace village life, this represents an exciting opportunity to take on a well-supported and highly regarded pub with strong foundations and clear long-term potential.

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