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WHITE BEAR, BEDALE

BEDALE, DL8 2BJ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Description
The White Bear is a charming establishment nestled just on the high street in Bedale, a picturesque market town in North Yorkshire. This delightful town is situated only two miles from the A1 motorway and serves as the entrance to Swaledale and the Yorkshire Dales, earning it the title of “The Gateway to The Dales.” Bedale is steeped in Georgian history, with elegant buildings lining its historic market square. Among its architectural treasures is the 12th-century Church of St Gregory, often celebrated as one of Britain’s finest places of worship. Visitors to Bedale can enjoy unique shops, scenic walks, and a variety of family friendly attractions. For those interested in heritage travel, Bedale boasts its own railway station, Bedale Station, part of the Wensleydale Railway. This heritage railway offers limited services connecting the town to other charming destinations in the area.
Pub Layout
Entering from the main road, customers are welcomed into a small foyer providing access to the letting bedrooms, catering kitchen, and ladies’ toilets. To the left is a cosy snug, currently arranged as a breakfast room, while to the right lies the main bar area. The impressive L-shaped bar occupies a prominent position within the T-shaped room and is complemented by high stools, a fruit machine, and an adjoining seating area. An open fire, carpeted flooring, high poser tables, a mix of bench and low-level seating, TVs, and soft furnishings all combine to create a warm and relaxing atmosphere. The décor throughout reflects the excellent standard achieved during the recent refurbishment. Large bay windows throughout the property provide an abundance of natural light and pleasant views onto the main street. Straight ahead is the dedicated sports area, complete with a pool table, dartboards, and TVs showing live sports. Featuring a blend of wooden and carpeted flooring, alongside bench seating, loose tables and chairs, and high poser tables, this versatile space is ideal for both playing and spectating. A door from the sports area leads to the enclosed outdoor space, which benefits from partial cover and attractive festoon lighting. The five letting bedrooms are located on the first floor and have all been refurbished to an excellent standard. Each room benefits from its own en-suite facilities, offering

TRADING STYLE

Currently operating as a premium wet-led venue with letting rooms, this well-established business enjoys a loyal customer base and a vibrant atmosphere. The pub is a popular destination for live televised sport, supported by active darts and pool teams that help drive regular trade. Live entertainment is a key attraction, with karaoke nights and live performances. There is excellent potential to further develop the business by introducing a small food offering, including a breakfast service for residents. This presents an exciting opportunity to increase revenue streams, attracting additional footfall.

ACCOMODATION

Private Accommodation
The private accommodation consists of one family-sized bedroom, a full-size family bathroom with a separate shower and a kitchen/lounge area. There is also a separate living room downstairs, away from the pub area.
Letting Accommodation
Five newly refurbished, high?standard letting rooms available. All are en?suite: three doubles, one single, and one spacious family room.

FINANCIAL

Weekly Rent: £576.92
Estimated Annual Turnover*: £407,827
Security Deposit: £7,500
Working Capital: £3,000
Stock: £4,000
Fixtures and Fittings: 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 of our financial information please refer to the

Beer Garden | Kitchen | Food Preparation Area | Letting Rooms | Live Music | Sports Teams

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BDM VISION

Andy Longley, Business Development Manager is looking for an ambitious, driven licensee or couple to take ownership of this thriving business bringing fresh ideas to the table, and create a pub that remains a focal point of the local community. While previous experience operating a similar venue would be advantageous, we're equally interested in individuals with a genuine passion for hospitality and a hands-on-approach.

The Ideal Applicant

The successful applicant will have:

- The energy to create a welcoming and vibrant pub atmosphere
- The drive to grow sales and maximise every revenue opportunity
- The vision to develop the business while respecting its existing strengths
- A passion for hospitality and delivering outstanding customer experiences
- A hands-on leadership style and strong people skills
- The confidence to use social media and marketing to drive footfall
- An appreciation for community engagement and building local partnerships
- The ability to identify opportunities within food, accommodation, sports, and events to broaden the pub's appeal

If you can see the potential and have the ambition to bring it to life, we would love to hear from you.


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