



# Golden Bell

5 Church Square, Leighton Buzzard, Bedfordshire, LU7 1AE



## PUB OVERVIEW

Available Lease Assignment - Prime town centre location in Leighton Buzzard, Bedfordshire

- High quality and imposing refurbished Grade II listed pub
- Superbly presented throughout, retaining the original charm and character
- Spacious bar area (40+) & relaxing dining area (16+)
- Well-proportioned sun-trap patio (64) with separate outside music bar
- Car park (4)
- Impressive and immaculate 4 bedroom family accommodation
- High turnover business with strong profits
- Busy venue with scope to further increase food sales

Leasehold  
£210,000

Please contact Sidney Phillips directly on 01981 250333  
No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



## BUSINESS INFORMATION

Entry cost from:  
£210,000

Annual rent:  
£57,120 per annum

Agreement  
Lease - Long Term Secure Agreement

Forecasted Operator Machine Profit:  
£0

Forecasted Operator Profit (including machine profit):  
£96,003

Forecasted Operator Turnover:  
£738,141

Average Beer & Cider Discount\*:  
0

*\* dependent on sales mix*

Type of Tie:  
Partial tie: Tied All Beer, All Cider & Minerals

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## FACILITIES



TRADE BAR



CAR PARK



TRADE KITCHEN



TRADE PATIO

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## LOCATION

The Golden Bell is situated in the town centre of the Bedfordshire town of Leighton Buzzard. Leighton Buzzard lies between Luton (10 miles) and Milton Keynes (9 miles). The town centre boasts many amenities including a market square, sports facilities and numerous schools. The property itself is located in Church Square, a picturesque and bustling area of the town centre.

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## CURRENT PREMISES LICENCE OPENING HOURS

Sun- 10:00-00:00 Mon- Thurs- 10:00-01:00 Fri- Sat- 10:00-02:00

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## About the business

### TRADE SPACE

Entrance from Church Square directly into the Bar Area. The bar area is presented with stripped wood flooring, exposed brickwork and wood-built bar servery. The bar servery houses a double drinks fridge and wine fridge. The bar also houses four flat screen TV's and an AWP. The bar provides seating for 50 with room for plenty more standing. To the rear of the property there is an attractive sun trapped Trade Patio which provides seating for 64 patrons. This area also incorporates a covered and heated stage area which also doubles up as a smoking solution. Offset from the patio there is a well appointed barn conversion known as the Sound-Garden Bar. This fully refurbished bar benefits from its own bar servery and cellar offset and is in effect its own music venue.

TRADE SPACE	
Bars	2
Car park spaces	4
Food covers	40
Trade kitchens	1
Patio areas	1

## PRIVATE ACCOMMODATION

Private Owners Accommodation comprising of Office, Kitchen, Bathroom, Living Room and Two Double Bedrooms. Further owners accommodation comprising of Two Single Bedrooms.

PRIVATE SPACE	
Private Rooms	9
Lounge	1
Single Bedrooms	2
Double bedrooms	2
Private Kitchen	1
Bathrooms	1
Toilets	1
Office	1

## FINANCIAL INFORMATION

Further accounting detail will be made available to serious parties following a formal viewing.

## RENT INFORMATION

Annual rent	£57,120 per annum
Weekly rent	£1,098.46 per week fixed
Notes	LEASEHOLD £210,000 to include fixtures, fittings and goodwill. Stock at valuation in addition. The annual rent stands at £57,120 per annum, subject to 5 yearly rent reviews. An incoming party will be required to lodge a rental deposit equivalent to 3 months rent with the Landlord prior to occupation.

Brokers	£0	Legal	£0
Deposit	£0	Stocktaking fees	£0
Fixtures & fittings	£0	Working capital	£0
Other costs	£210,000	Total entry cost	£210,000

## ESTIMATING TURNOVER

You will need to estimate the turnover you expect to achieve from the pub, with regard to food and accommodation (if applicable). Barrelage figures are given to assist you with calculations.

Calculators to help you are available on the business planning section of our website.

## TRADING VOLUMES

YEAR	BEER (BRLS)	WINE & SPIRITS (LTRS)	MINERALS (LTRS)
2017/18	515	340	11,317
2016/17	486	224	10,423
2015/16	531	1,080	9,448
Volume notes			

“LEASE ASSIGNMENT - Our clients have owned and operated the business since January 2016 and during this time have taken a run down public house and converted it into a busy venue, well known within the local community. The business benefits from morning, lunchtime and evening trade and caters for a wide variety of clients.”

**Andrew Milne,** Business Development Manager

## WHY CHOOSE US?

By choosing Greene King, you'll be joining one of the UK's most successful and respected leased and tenanted pub companies. With a heritage of running pubs and brewing beer that can be traced back over 200 years, at Greene King we're proud of our history and confident that, as the country's leading pub retailer and brewer, we can help make your pub the success it deserves to be.