



Five Bells

1 Church Road, Butterwick, Boston, Lincolnshire, PE22 0HT



Purchase Price - £9,600

Rent - £423 per week

Profit Partnership Plus Agreement

This pub is available on a Profit Partnership Plus Agreement (Landlord and Tenant protected), and the purchase price is reimbursed when the business is sold back to the Brewery, subject to conditions.

The Profit Partnership Plus Agreement offers highly discounted Free Trade Cash and Carry Pricing and includes a supply agreement for all wet stock.

- Independent family company
- Drinks supplied at highly discounted prices
- Tenancy is renewable with no rent reviews
- Free and subsidised training courses
- Marketing support
- Regular calls from Profit Partnership team offering genuine support
- Brewery responsible for structure repairs

The Pub and its Facilities

This imposing detached building, with its feature bay windows, dates back to 1884 and was once a hotel. There is a car park for approx. 10 cars to the side of the pub, and a decked area for outdoor drinking. Internally there are 2 trade areas, with a large open plan room and central bar servery and a restaurant with 20 covers. In the main area there is a pool table, and a lounge bar with feature real fire. All areas are in good decorative order, with new carpets, and toilets refurbished in 2022. There is a large fully equipped commercial kitchen and a basement beer cellar. Outside there are the former stables which have potential to be converted in the future.

Licence Details (maximum permitted hours)

Alcohol Sales

11.00 – 02.00 – Everyday

Live & Recorded Music

20.00 – 23.30 on Friday, Saturday & Sunday

Opening Hours

11.00 – 03.00 – Everyday

The Neighbourhood

Butterwick is a delightful village, 3 miles from the historic town of Boston, the home of the famous 'Boston Stump'. On the nearby coast, Freiston Shore is a wildlife reserve covering approximately 1,400 acres (570 hectares) of brackish lagoon and natural and reconstituted salt marsh.

Boston has a busy commercial docks and there are cockling/shrimp boats which go out into 'The Wash' regularly. Butterwick has a Grade 1 listed Anglican church and Butterwick Mill, a Grade II listed tower mill built in 1871. The 'We'll See You Again' World War 2 Museum is just up the road.

The Five Bells is the only pub in the village. The local primary school has a good reputation and there is a fish and chip shop, convenience store, park, and small businesses. Locally there is a golf course, coarse fishing lakes, shopping and the renowned Boston Pilgrim Hospital.

Living Accommodation

Above the pub there is spacious domestic accommodation comprising of 3 double bedrooms, a lounge, kitchen and bathroom.

Qualities which will make this pub thrive

Being a great community operator with the skills to attract locals and teams and integrate well into the local area. You will need to be able to drive business through excellent standards and service and be keen to build relationships. Experience in the licensed trade, especially with cask ales, is preferred but not essential.

The Purchase Process

You can apply to purchase this business via the website or contact the Profit Partnership Department on 01754 882011. Or maybe you want a general chat about the opportunity. Just pick up phone, we'll do what we can to help you. 😊 We look forward to speaking with you.

Gallery

