



The Bell Hotel and Holiday Cottages

High Street, Burgh Le Marsh, Skegness, Lincolnshire, PE 24 5JP

£14,000



PROFIT PARTNERSHIP PLUS AGREEMENT

A VERY EXTENSIVE REFURBISHMENT IS PLANNED FOR THE BAR, LOUNGE, FUNCTION ROOM AND BEDROOMS (£250,000+)

- Landmark multi-purpose pub in centre of popular market town, 3 miles from coast
- 10 en-suite letting rooms.
- Fully equipped catering kitchen
- Function room with bar servery and 60 seat capacity
- 3 popular holiday cottages

The Bell Hotel is centrally located in the popular market town of Burgh Le Marsh. The pub is close to all local amenities including; shops and the market place, as well as the primary school, which is on the main road through the town.

This imposing detached building benefits from a large car park for 25 cars and an outdoor drinking space with a patio and grassed area. Internally, there is the main bar, with a central bar servery and open fire. Additionally there is a breakfast room/dining area and a large function room. To the first floor there are 10 ensuite good quality letting rooms, all well equipped with Wi-Fi, TV and tea/coffee facilities. There is a fully equipped trade kitchen with a prep area, 2 store rooms and a laundry.

Across the carpark are three well furnished holiday cottages which are popular for letting all year round.

Details of facilities in the neighbourhood

Burgh Le Marsh is an expanding town, with new houses and a second school being built. There is a regular bus service from outside the pub to Skegness and Lincoln. The resident population of just under 2,500, increases significantly in spring and summer months as tourists come to the town for its proximity to Skegness, Ingoldmells, Chapel St Leonards and Mablethorpe. There are several caravan and camping sites on the outskirts of Burgh. The town boasts 2 windmills and a grade 1 listed church.

Living Accommodation

The domestic accommodation comprises 2 bedrooms, a kitchen, lounge and a bathroom with a toilet, bath and shower.

Brief description of the present trading environment

The main bar servery has 3 hand pulls, with 36 covers and an open fire. There is also a separate games area with a pool table. The breakfast room is located between the hotel reception desk and the function room, and holds 20 covers. The spacious function room itself is suitable for celebrations, business meetings and weekend dining (60 covers), and has its own bar servery. There is a large, fully equipped catering kitchen with a separate food preparation area and 2 store rooms, as well as a laundry room. The letting accommodation comprises 10 well equipped en-suite bedrooms, all with Wi-Fi, tea/coffee making facilities, a desk and wardrobe.

The 3 holiday cottages are very popular and furnished to a good standard. There is a large garden for the cottage guest to share and car parking. In the winter months they are usually fully booked for three months each by local caravan owners who leave their sites for the winter.

Experience and qualities to be demonstrated by the successful applicant.

- Enthusiasm for design and style, in order to have input into the extensive refurbishment
- Experience in hotel and catering trade is essential
- Keen to fully exploit social media and technology
- Diligent and organised
- Knowledgeable about function room opportunities

This business is available to purchase on a 3 year renewable secured tenancy basis (i.e. automatically renewable). This includes a supply agreement for all wet stock. The Profit Partnership Plus tenancy agreement offers highly discounted Free Trade Cash and Carry Pricing. The rent has been set to take into account the potential trading levels as the business stands at the moment, but discussions will take place regarding a fair rent for when the pub is extensively refurbished.

Key Benefits Of Our Profit Partnership Plus Agreement

- Initial rent is only £567 per week and will be subject to review post any investment
- Independent family company
- Drinks supplied at highly discounted prices
- Free subsidised training courses
- Ingoing investment proportionate to expected returns
- One point of contact for cellar services
- Marketing support
- Regular calls from Profit Partnership team offering genuine support
- Brewery responsible for structure repairs

The recruitment process

You can apply for this vacancy via the website or contact the Profit Partnership Department on 01754 882011.

Rated most supportive landlord in KAM Media Licensee Survey 2018

Gallery



