



THE BEAR

**Bilton Lane, Long Lawford, Nr Rugby
Warwickshire CV23 9DU**

Ref: 376

£30,000

- **PURPOSE BUILT WARWICKSHIRE VILLAGE UNOPPOSED PUBLIC HOUSE**
- **SURROUNDED BY DENSELY POPULATED QUALITY RESIDENTIAL DISTRICT – 2 MILES FROM RUGBY**
- **LARGE RECENTLY REFURBISHED TRADING AREA – SEATS 60**
- **SEPARATE FUNCTION ROOM AND TRADE KITCHEN**
- **FOUR-BEDROOM OWNERS HOME**
- **EXCELLENT TRADE PATIO, CHILDREN'S PLAY AREA AND CAR PARK FOR 40**

£30,000 is thought to be the minimum amount of cash needed in order to secure this excellent business.

For further information please call:
Bruce Sprosen on **07467 947296**

BATH

3 Edgar Buildings, George Street, Bath BA1 2FJ

LONDON

71-75 Shelton Street, Greater London, WC2H 9JQ

**CONSULTANCY
LETTINGS
SALES
VALUATIONS
INVESTMENTS**

LOCATION

The village of Bilton is found only 2 miles from the centre of Rugby in rural Warwickshire.

The village dates back to the Dooms Day Book and has a 14th Century Church although, many of the properties here are recently constructed with a large residential housing estate and provide an avid and loyal customer base for The Bear which is prominently located and easily visible from the main road.

THE BUSINESS PREMISES

The business premises was refurbished around four years ago and offers a bright and well presented..

Trading Area

With seating of quality furnishing of around 60.



There is a well presented central..

Bar Servery

and

Ladies and Gents WC's

In addition, there is a separate

Function Room

Ideal for meetings and other gatherings.

Commercial Kitchen

Is fully fitted with a range of stainless-steel equipment.

Cellar

PRIVATE ACCOMMODATION

First Floor

Comprises of spacious quarters including:-

Four Bedrooms

Lounge

Kitchen

Bathroom

Office

OUTSIDE

You will find a well-presented trade patio with seating for around 30 plus a separate children's play area.

In addition, there is a...

Car Park

For 30 spaces.

THE BUSINESS

A fair maintainable future trade of this business is estimated to be £488,000 per annum with a 75/25 trade split wet/dry.

We cannot warrant any trading figures.

TENURE

The Bear is offered on the basis of a brand new three-year fixed term or renewable tenancy with Charles Wells Limited.

There is a Wet Tie to Charles Wells.

Annual rent is subject to discussion but estimated to be £40,000.

VIEWING AND FURTHER INFORMATION

Viewings are easily arranged by calling the agent Bruce Sprosen on 07467 947296.

We ask that staff are not approached directly.