



THE BUSHEL AND STRIKE

Mill Street, Ashwell, Hertfordshire, SG7 5LY

Ref: 381

£36,500

- PICTURESQUE BEDFORDSHIRE VILLAGE PUBLIC HOUSE
- QUINTESSENTIAL LOCATION OPPOSITE PARISH CHURCH
- 45 MILES TO CENTRAL LONDON FROM CLOSE BY M1 MOTORWAY
- WELL PRESENTED BAR (40) & RESTAURANT FOR 60
- NEW DECKING AREA IN ATTRACTIVE BEER GARDEN
- ESTIMATED FAIR MAINTAINABLE TURNOVER £450,000 PA (UNWARRANTED)
- THREE BEDROOMED OWNERS HOME

£36,500 is thought to be the minimum amount of cash needed in order to enter into this excellent business opportunity.

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 property is situated in the picturesque village of Ashwell in North Hertfordshire which is 45 miles from the centre of London and a few miles off the A1M motorway.

The village of Ashwell sits on the source of the River Cam. The freshwater springs are not the only charm that attracts visitors and tourists to Ashwell. Footpaths, St Mary's Church, Village Hall, Museum, and the Historic Gaol are just a few things that make Ashwell thrive.



THE BUSINESS PREMISES

Traditional village pub just opposite St Mary's Ashwell Church. The property benefits from the following:-

Trading Area

Good size bar area stylishly decorated going into a...



Restaurant

Open plan and caters for up to 40 covers.



Function Room

Large area with up to 60 covers. It has three double doors opening onto the decking area of the large garden.



Ladies and Gents WC's

Catering Kitchen

Fully fitted, good size commercial kitchen.

Cellar

Traditional cellar in good order.

OWNERS HOME

Located on the first floor.

Comprising of:-

Lounge

Kitchen

Bathroom

& Three Good sized Bedrooms

OUTSIDE



THE BUSINESS

From the style of operation, the income has been anticipated by the pub operating company, at a fair maintainable turnover in excess of £453,000 per annum. Please note that this figure is for guidance only.

TENURE

3-year fixed term with a renewable tenancy offered with a full Tie buying all drinks from Charles Wells Limited. Current premises licencing in place for alcohol and related entertainment. Licencing hours between 10am and 12am Monday to Sunday. A copy of the licence will be made available to all applicants.

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 as some are not aware of the proposed sale at this time.

Bruce has visited the business and will be pleased to discuss with you any further details you require.