

# FRED BARRETT & SON

(Established 1908)

Licensed Property Valuers, Brokers, Stocktakers & Insurance Agents

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## CHARLES WELLS PUB COMPANY AVAILABLE TENANCIES

### ADMIRAL VERNON, OVER

Located on the High Street of Over and just 15 minutes drive away from the centre of Cambridge, this community pub has a warm & inviting interior. There is a loyal set of regulars who appreciate real ale and a clear potential for a substantial and sustainable pub food offer.

**Brewery estimated Ingoing: £23,000**

### CROSS KEYS HOTEL, SAFFRON WALDEN (CURRENTLY UNDER OFFER)

There is a full redevelopment planned at the Cross Keys, including the refurbishment of 6 en-suite letting bedrooms to a high quality specification. Saffron Walden has all the facilities expected from an affluent market town. This historic 670 year old coaching inn is situated at the heart of this market town and has huge potential to build a substantial business.

**Brewery estimated Ingoing: £39,500. (Flexible agreement offered)**

### CROWN INN, TINGEWICK

This central village community local has recently undergone a full interior and exterior redecoration, including new signage. Situated on the main road, just off the A421, it boasts a large real open fire and there is a real opportunity at this site for an experienced community operator with good marketing skills and catering experience to significantly grow the food sales. The village also has a post office, village shop, village hall and primary school.

**Brewery estimated Ingoing: £25,000.**

### FALCON, BLETSOE (CURRENTLY UNDER OFFER)

A picture postcard traditional inn, full of character, in a prominent road side location on the A6, just 5 miles from the centre of Bedford. Adjacent to the main building are brick built barns, ideal for conversion into letting rooms. The attractive grounds leading down to the Great River Ouse offer the potential for external marquees, ideal for weddings and private functions.

**Brewery estimated Ingoing: £55,000 (Flexible agreement offered)**

### **FOX & HOUNDS, RISELEY**

Located in the heart of the historic village of Riseley, the Fox & Hounds is a quality destination food business located in a charming 16th century building which boasts many original features. This business would ideally suit a multi site food operator or chef and front of house couple who have a proven track record in running a successful food business.

**Brewery estimated Ingoing: £61,000 (Flexible agreement offered)**

### **KILKENEY INN, ANDOVERSFORD, CHELTENHAM**

Located in the centre of this beautiful Cotswold countryside, the 'Kilkeney' Inn boasts a 106-cover trading area and stunning conservatory restaurant with parking for 50 cars. The pub is offered at nil rent for the first year to the right operator, with years 2 and 3 to be negotiated.

**Brewery estimated Ingoing: £43,000 (Flexible agreement offered)**

### **KINGS ARMS, NEWPORT PAGNELL (CURRENTLY UNDER OFFER)**

This 'destination' community pub is wet led and draws its customers from the residential and commercial areas nearby. It also has a traditional pub food offering which, with its good car parking and large garden, draws customers from the surrounding areas.

**Brewery estimated Ingoing: £29,000**

### **PEACOCK INN, REDMILE (CURRENTLY UNDER OFFER)**

The Peacock is located in the middle of the countryside, just off the A52 in between Grantham and Nottingham. Steeped in history, this old 18th Century Coaching Inn nestles in the beautiful Vale of Belvoir, in the small and charming village of Redmile. There are ten letting bedrooms and the function room has significant scope to be a real player in the area, holding weddings and a range of function activities.

**Brewery estimated Ingoing: £62,000 (Flexible agreement offered)**

### **PRINCE ALBERT, MILTON KEYNES**

Located within easy reach of Central Milton Keynes, which has all the amenities and facilities you would expect from a major regional shopping, leisure and commercial centre. There is a wide variety of activity at the Prince Albert, with pub games, satellite sports and live entertainment all featuring on a regular weekly basis. There is also an opportunity to develop the food offer at this site.

**Brewery estimated Ingoing: £30,500**

### **ROMER ARMS, NEWNHAM VILLAGE, DAVENTRY**

An attractive country pub with period features, situated in the picturesque village of Newnham, just two miles south of Daventry. It is the only pub in the village and there is potential to increase weekly sales by further driving the food offer, extending service times and offering a range of activities. There are a number of trade areas which allow the pub to cater for differing audiences, including a conservatory with up to 25 dining covers and 180 degree views of the enclosed garden. Total dining covers are approximately 52. Externally, there is an extensive garden proving an additional 30 covers.

**Brewery estimated Ingoing: £26,000**

### **SWAN, GREAT HORWOOD**

This substantial period property, located in the popular village of Great Horwood, just off the busy A421, dates back to 1750 and boasts traditional features, including inglenook fireplaces. The business would suit applicants committed to provide great hospitality and who have experience in retail catering in order to grow the food sales. Pub highlights include separate restaurant and bar area, large private accommodation and secure car park to rear of property.

**Brewery estimated Ingoing: £TBA**

### **SWAN WITH TWO NICKS, SHARNBROOK**

Located in a prime High Street position within the sought after large village of Sharnbrook; well regarded for its excellent upper school and sixth form college. The village also boasts a number of shops, a village hall and a church. The business offers further opportunities to increase food sales. It would suit a couple who are looking to get really involved with the local community.

**Brewery estimated Ingoing: £26,000**

### **UNICORN, DEDDINGTON (CURRENTLY UNDER OFFER)**

Situated in the beautiful Oxfordshire market town of Deddington, the 'Unicorn' is a 17<sup>th</sup> Century Coaching Inn, with plenty of atmosphere and has recently undergone refurbishments to the main trading areas. It offers a quality dining experiences, a very large enclosed garden, 7 letting rooms and functions facility and boasts Cask Marque accreditation for its real ales. This opportunity would suit a chef and front of house couple who have a proven track record in running a successful accommodation/food business.

**Brewery estimated Ingoing: £58,000**

### **IMPORTANT NOTICE:**

**Please contact FRED BARRETT AND SON for further information.**

**Please note that whilst every care has been taken in preparing these details, much of the**

**information has been obtained from the Landlord (Brewer) or third party sources. All statements as to fact or opinion should be checked by the prospective purchaser.**

**Whilst every endeavour has been made to ensure that the particulars given are correct, their accuracy cannot be guaranteed.**

**These details do not constitute an Offer, Contract or Warranty. All particulars are subject to your verification and accuracy cannot be guaranteed. Details are issued on the strict understanding that all negotiations regarding this property are conducted through FRED BARRETT AND SON who will then deal with all matters appertaining to the Change.**