



## The Bell Hotel

High St, Burgh Le Marsh, Skegness,

Lincolnshire PE24 5JP



**Purchase this Business OIRO £20,000**

**Rent - £44,900 pa**

**Viewing of this venue is highly recommend and this can be arranged by  
calling the Profit Partnership team on 01754 882011**

### Profit Partnership Plus Agreement

This pub is available on a 3-year secured tenancy (i.e. automatically renewable) and **the purchase price is reimbursed** when the business is sold back to 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
- Free and 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
- No rent reviews for the duration of the agreement

## **The Pub and its Facilities**

The Bell was extensively refurbished throughout in 2025 to an exceptional standard, combining contemporary finishes with thoughtful attention to detail.

The main bar area features a welcoming central servery with three hand pulls, seating for 36 covers, and a traditional open fire, creating a warm and inviting atmosphere. A separate games area, complete with a pool table provides additional space for customers to relax.

The breakfast room is conveniently positioned between the hotel reception and the function suite, offering seating for up to 20 covers. The spacious function room itself accommodates up to 60 guests and is ideally suited for private celebrations, business meetings, and weekend dining. It also benefits from its own dedicated bar servery.

The property includes a large, fully equipped catering kitchen with a separate food preparation area, two store rooms, and a laundry room.

The letting accommodation comprises 11 well-appointed en-suite bedrooms, all equipped with Wi-Fi, tea and coffee-making facilities, a desk, and wardrobe space, ensuring a comfortable stay for guests.

Outside, there is a large sunny beer patio to the rear including a covered area suitable for alfresco drinking, dining and BBQs

In addition, there are three highly popular holiday cottages (the cottages are covered by a separate tenancy agreement), furnished to a good standard. Guests benefit from access to a large shared garden and on-site car parking. During the winter months, the cottages are typically fully occupied for extended periods, often by local caravan owners who vacate their sites for the season.

## **Neighbourhood**

Located in the charming market town of Burgh le Marsh, The Bell Hotel enjoys a prime position just 4.5 miles from the popular seaside resort of Skegness. A regular bus service operates from directly outside the hotel, providing convenient access to both Skegness and the historic city of Lincoln.

With a resident population of just under 2,500, Burgh le Marsh offers a welcoming and close-knit community atmosphere. During the spring and summer months, the town

becomes increasingly vibrant as visitors are drawn to the nearby coastal destinations of Ingoldmells, Chapel St Leonards, and Mablethorpe.

A number of well-established caravan and camping sites are situated on the outskirts of the town, further enhancing its appeal as a popular holiday base.

The Bell Hotel benefits from close proximity to a range of everyday amenities, all within easy walking distance, including a traditional butcher, bakery, and convenience store. The property is also ideally located near a local primary school, with the nearest secondary school accessible via a short bus journey.

The nearest railway station is Skegness railway station, offering direct services to Nottingham and connections to London in under three hours, making the area easily accessible for both visitors and commuters.

## **Licence details**

### **Alcohol Sales**

Monday to Sunday – 09:00-00:00

### **Live & Recorded Music indoors**

Monday to Sunday – 14:00 – 23:45

## **Living accommodation**

The domestic accommodation is in good decorative order throughout and comprises of 2 bedrooms, a kitchen, lounge and a bathroom with a toilet, bath and shower.

## **Pub Facilities**

- Excellent decorative order having been recently refurbished in 2025
- Large and fully equipped commercial catering kitchen
- Large, versatile function room ideal for weddings, parties, corporate events, and private dining
- Great location for visiting neighbouring tourist hotspots
- Spacious tenant accommodation

## **Qualities which will make this pub thrive**

You will need to be able to drive business through excellent standards and service with a passion for real ale. Letting room experience would be an advantage along with experience in the licence trade but not essential.

## **The Purchase Process**

You can apply for this vacancy 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

