



# The Bell Hotel & Holiday Cottages

High Street, Burgh Le Marsh, Skegness, Lincs. PE24 5JP



PURCHASE THIS BUSINESS  
OFFERS IN THE REGION OF

**£30,000**

**THE RECENTLY COMPLETED £300,000 REFURBISHMENT HAS  
TRANSFORMED THE PROPERTY'S BAR AREA, LOUNGE, FUNCTION ROOM  
AND 11 BEDROOMS**

**Purchase price – Offers In The Region of £30,000**

**Rent - £855 per week (Pub) + £150 per week (Cottages)**

## **Profit Partnership Plus Agreement**

This pub is available on a 3-year renewable secured tenancy (i.e. automatically renewable) and the purchase price is reimbursed when the business is sold back to Brewery, subject to conditions. The cottages will be let on a separate commercial tenancy to the new Business Owner .

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 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 Pub and its Facilities

This imposing detached building is centrally located in the popular market town of Burgh Le Marsh and is close to all local amenities including shops and the marketplace, as well as the primary school, which is on the main road through the town. It benefits from a large car park for c.25 cars and a superb outdoor drinking space with a patio and covered terrace. Internally, there will be a fully refurbished main bar with 3 real ale hand pulls and an open fireplace with 36 covers. Additionally, there is a snug area / breakfast room and a large function room which is suitable for celebrations, business meetings and weekend dining (60 covers), all with its own bar servery. Off the main bar there is a large, fully equipped catering kitchen with a separate food preparation area, 2 storage rooms, as well as a laundry room. To the first floor there are 11 newly refurbished well-appointed letting rooms, 10 en-suite, and 1 that has its own separate bathroom but not en-suite. They are all well equipped with Wi-Fi, flat screen TV and tea/coffee making facilities.

In addition to the pub letting accommodation there are also 3 holiday cottages which are very popular and furnished to a good standard. There is a large garden for the cottage guests to share and car parking is available. In the winter months they are usually fully booked for three months each by local caravan owners who leave their sites for the winter.

## Licence details

### ***Alcohol Sales***

11.00 – 00.00 – Everyday

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

20.30 – 00.00 – Friday, Saturday & Sunday

### ***Opening Hours***

11.00 – 00.00 – Everyday

## The Neighbourhood

Burgh Le Marsh is an expanding town with several new housing developments. 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 is in good decorative order and comprises 2 bedrooms, a kitchen, lounge and a bathroom with a toilet, bath and shower.

## Qualities which will make this pub thrive

Experience in hotel and catering trade is essential, along with knowledge about function room opportunities. You will also need to be able to drive business through excellent standards and service across all aspects and fully exploit social media and digital marketing. Experience in the licensed trade, especially with cask ales, is preferred 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 the phone, we'll do what we can to help you. 😊 We look forward to speaking with you.

## Gallery

