

Bell Inn

Middleton



The Street, Middleton, Saxmundham, Suffolk IP17 3NN

ADNAMS.
SOUTHWOLD

The Bell is a part thatched Grade 2 listed building in the pretty village of Middleton, near to Southwold, Saxmundham and Aldeburgh



The Bell is a part thatched Grade 2 listed building in the pretty village of Middleton. The pub benefits from a good local trade and also attracts customers from a wider radius with a quality food offering and good facilities such as large beer garden and ample parking. The pub has a traditional public bar with a separate 40 cover restaurant.

This pub would suit community minded applicants with strong catering and marketing skills.

Local Area

With the RSPB Bird Reserve at Minsmere nearby and the towns of Southwold, Saxmundham and Aldeburgh within easy distance, The Bell is a haven for both locals and visitors to the Heritage Coast area.

Trade Area

- Bar
- Restaurant
- Large Car Park
- Beer Gardens
- Commercial Kitchen
- Outbuilding/Store

Private Accommodation

- Bedroom
- Lounge
- Bathroom
- Kitchenette/Utility Room
- Store room





Figures

	2023	2022	2021 *	2020 *	2019
Own Beer Brls	53.5	50.5	37.1	37.1	46.7
Foreign Beer Brls	41.6	40.2	28.4	21.3	23.9
TOTAL BEER Brls	95.1	90.7	65.5	58.4	70.6
Wine Ltrs	1354.7	1606.5	1087.5	999.8	1489.5
Spirits Ltrs	255.1	206.55	142.1	84.1	167.5
Minerals Ltrs	3159.1	3234.8	2262.9	2043.3	3747.6

*Covid restrictions

Ingoing

Fixtures & Fittings	To be advised
Stock & Glassware	At valuation on change day
Security Deposit	£6,000

Outgoing

Rent	£20,000 per annum
Rateable Value	c£11,000
Building Insurance	£950 per annum

Viewing

By prior arrangement,
contact Teresa Holman 07787 151387.

Change Date

By mutual agreement.



Agreement Details

- Initial two-year Probationary Tenancy Agreement contracted outside Landlord and Tenant Act
- Subsequent Agreement fully protected under the Landlord and Tenant Act with a triennial rent review
- Rent paid fortnightly in advance
- Rent and Trading accounts paid separately by direct debit
- Full Tie for wet stock
- Prospective tenants will be required to produce a detailed Business Plan, including Cash Flow Projections and Profit and Loss Accounts, as outlined in the Code of Practice
- It is a requirement that all prospective Tenants seek professional advice prior to entering into any agreement

Training

As part of the Code of Practice all prospective tenants, with no previous trade experience, will be required to undertake Pre-Entry Awareness Training (PEAT) prior to any interview.

Successful applicants will undertake training based on their needs and experience. Courses available include:

- BIIAB Level 2 Award for Personal Licence Holders (APLH)
- BIIAB Level 1 Award in Responsible Alcohol Retailing (ARAR)
- BIIAB Award in Beer and Cellar Quality (ABCQ)
- Cellar Management
- Cellar Training
- Beer Line Cleaning
- Cask Ale Handling
- Emergency First Aid at Work
- HACCP in the Workplace
- HABC Level 3 Food Safety in Catering
- BIIAB Level 2 Food Safety in Catering

Contact the tied estate pubs team

For further information on this pub or general information on tenancies with Adnams, please contact:

Teresa Holman

Area Manager
07787 151387
teresa.holman@adnams.co.uk

Tracey Smith

Property Maintenance Manager
01502 727250
tracey.smith@adnams.co.uk

To register your interest please send your application, including business plan, to Teresa Holman as soon as possible.

no two Adnams pubs are alike...

Historic village pubs sitting at the heart of the local community. Vibrant, contemporary urban bars. Welcoming country inn renowned for their food offering and attractive accommodation, Bustling, roadside characterful taverns. Varying in size and style, across Suffolk, Norfolk, Essex, Cambridgeshire and London, you'll soon discover that no two Adnams pubs are the same.

Except that is for the exceptional quality across our range of premium Adnams beers. Except for the relaxed, friendly atmosphere our pubs offer.

Except for our unique heritage inter-woven into Southwold's history for over 660 years. Except for the outstanding levels of customer service and support offered to all our tenants.

Running an Adnams pub is a terrific challenge, but equally a wonderfully satisfying opportunity. We look upon our leasees as partners in our business and believe our successful Tenants are committed to the quality and character of the Adnams Brand, serving customers with care and enthusiasm.

