

THE BELL HOTEL

40 MARKET SQUARE, AYLESBURY, HP20 1TX

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GRADE II LISTED FREEHOLD PUBLIC HOUSE WITH HOTEL BEDROOMS
FOR SALE IN THE MARKET TOWN OF AYLESBURY

savills



THE BELL HOTEL



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Food Offens

RedCat
Open for
BREAKFAST

MARKET
SQUARE

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HIGHLIGHTS INCLUDE:

- Characterful Grade II listed pub and hotel in Aylesbury city centre
- Located just off Market Square and close to a mix of national and independent operators including Nando's, Caffe Nero, Wagamama, Zizzi and Loungers
- Prominent corner position
- 14 well fitted en-suite hotel bedrooms
- External beer terrace
- Offers in excess of £900,000 are invited for our clients freehold interest

LOCATION

Aylesbury located within the county of Buckinghamshire approximately 40 miles north east of London and 22 miles west of Oxford. The town possesses a population of circa 90,000 people with local landmarks including the 13th century St Mary's Church and Roald Dahl Children's Gallery exhibiting features from the author's books. The Bell fronts onto the Market Square the connecting point between Hale Leys and Friars Square shopping centres, the square also hosts local markets on Wednesday, Friday's and Saturday's. Local food and beverage operators include Nando's, Loungers, Caffe Nero, Wagamama, Zizzi's and the White Hart (JD Wetherspoon) as well as a wide range of independent retailers.



DESCRIPTION

The Bell Hotel is a 3 storey corner building situated on Market Place and Walton Street. The building possesses painted and rendered elevations beneath a slate roof. The property has the benefits from 14 beautifully fitted en-suite letting rooms as well as a beer terrace within the courtyard in the centre of the building with additional seating located to the front of the property.

FLOOR AREAS

The property has the following approximate gross internal floor areas:

Floor	Sq M	Sq Ft
Basement	46	491
Ground Floor	331	3,565
First Floor	328	3,526
Second Floor	149	1,602
Total	854	9,184



TENURE

Freehold.

PREMISES LICENSE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol at the following times:

- Sunday - Thursday 7.30am-12pm
- Friday-Saturday 7.30am-1.30am

RATEABLE VALUE

2023 - £69,000.

TRADING INFORMATION

Trading information may be available to interested parties upon written request.

EPC

C-51.

PLANNING

We understand the property is Grade II Listed (list entry 1117936) and is also located within the Aylesbury Town Conservation Area.



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FIXTURES AND FITTINGS

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Vendor and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

VAT

The property is elected for VAT.

SERVICES

We are verbally advised that all mains services are connected to the property.

VIEWINGS

All viewings must be made by prior appointment via the sole selling agents Savills. Under no circumstances should any direct approach be made to any members of staff.

TERMS

Offers in excess of £900,000 are invited for the benefit of our clients freehold interest.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

FURTHER INFORMATION

For further information please contact;

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