# THE BELL HOTEL 40 MARKET SQUARE, AYLESBURY, HP20 1TX

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

savills



# THE BELL, 40 MARKET SQUARE, AYLESBURY, HP20 1TX

## **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 eat 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.







# THE BELL, 40 MARKET SQUARE, AYLESBURY, HP20 1TX



# 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;

Paul Breen Tel: 07767 873353 pbreen@savills.com

Jack Phillips Tel: 07866 203540 jack.phillips@savills.com





# THE BELL, 40 MARKET SQUARE, AYLESBURY, HP20 1TX





Map data





50 metres Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

Experian Goad Plan Created: 22/01/2024 Created By: Savills For more information on our products and services: www.experian.co.uk/business-products/goad | salesG@uk.experian.com

## PAUL BREEN

07767 873 353 pbreen@savills.com

# JACK PHILLIPS

07866 203 540 jack.phillips@savills.com



Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or no behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. January 2024