



## The Falcon

Ref. 4850105

Rushden Road, Bletsoe, Bedford, Bedfordshire, MK44 1QN

Leasehold: £35,000, Annual Rent: £55,000

Attractive riverside location

c.100 cover pub/restaurant

Large trade garden and terrace 100+

Large staff accommodation - two flats

£55,000 Annual Rent

Charles Wells lease





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## Description

The Falcon is a traditional 17th Century coaching inn, full of interesting features including open fireplaces and exposed beams. The pub is cosy in the winter months and benefits from a large and attractive outside trading area in the summer. The property sits in a c.0.75 acre plot going down to the banks of the river with ample space for outside events.

The current owners have carried out extensive refurbishment works during their time at the property allowing a new owner to take advantage of a well presented property and a consistent and well run business.

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## Location

The Falcon is located on the banks of the great river Ouse, in the charming village of Bletsoe in north Bedfordshire. Conveniently located on the A6 to the north of Bedford, the property benefits from a good amount of passing traffic as well as drawing many of its guests from surrounding towns and villages due to its tranquil riverside setting.



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## Internal Details

The main entrance leads into a traditional open plan bar area with a range of seating, exposed beams and a wood burning stove. This area has c.30 covers and an adjacent 'snug' area with a further 6-8 covers.

From the bar area there are two separate dining rooms, both well presented and seat c.20-30 in each, depending on the layout. There is also a lounge area to the rear of the property used for guests to wait or relax.

Ancillary areas include a commercial kitchen with separate wash up, a staff WC, ample dry storage, a walk in fridge and prep area and a ground floor beer cellar.

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## Fixtures & Fittings

We are advised that the trade fixtures and fittings in the property will be included in the sale and an inventory will be provided once a deal is agreed.



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## External Details

The riverside grounds of the pub are a great feature and provide huge opportunity for an incoming operator. The terrace which leads out from one of the dining rooms has c.30-40 covers as well as bench seating for a further c.100 spread amongst the grounds. There is further bench seating at the front of the building for c.20.

There is also a private garden for the benefit of the tenant and a patch of woodland. There is significant scope for events and functions to be held in the grounds which would add another valuable income stream to the business.

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## Owner's Accommodation

The owners living area is comprised over the first floor and is separated into two flats, making it extremely versatile. A new owner could offer one area to staff whilst they also lived on site. There is also the possibility of letting rooms/holiday lets. STPP.

Flat one consists of three bedrooms, an office, kitchen, bathroom and lounge. The 2nd flat comprises of two bedrooms, a bathroom and its own separate entrance.

**BakerLife Compliance**

National Commercial Property Compliance & Marketing

Energy Performance Certificates (EPC's)  
 Professional Property Photography  
 Land Registry Compliant Lease Plans  
 Measured Surveys (CAD Drawings)  
 Property Floor Plans  
 Elevated Property Photography  
 Asbestos Management Reports  
 Fire Risk Assessment Reports

While every attempt has been made to ensure the accuracy of the floor plan contained herein, BakerLife cannot be held responsible for any errors, omissions or misstatements. Errors and omissions shall be those based on information provided to BakerLife. It is recommended that you verify the accuracy of the information provided to BakerLife. BakerLife does not warrant the accuracy of the information provided to BakerLife. BakerLife does not warrant the accuracy of the information provided to BakerLife. BakerLife does not warrant the accuracy of the information provided to BakerLife.

DO NOT SCALE THE DRAWING

Drawing Key

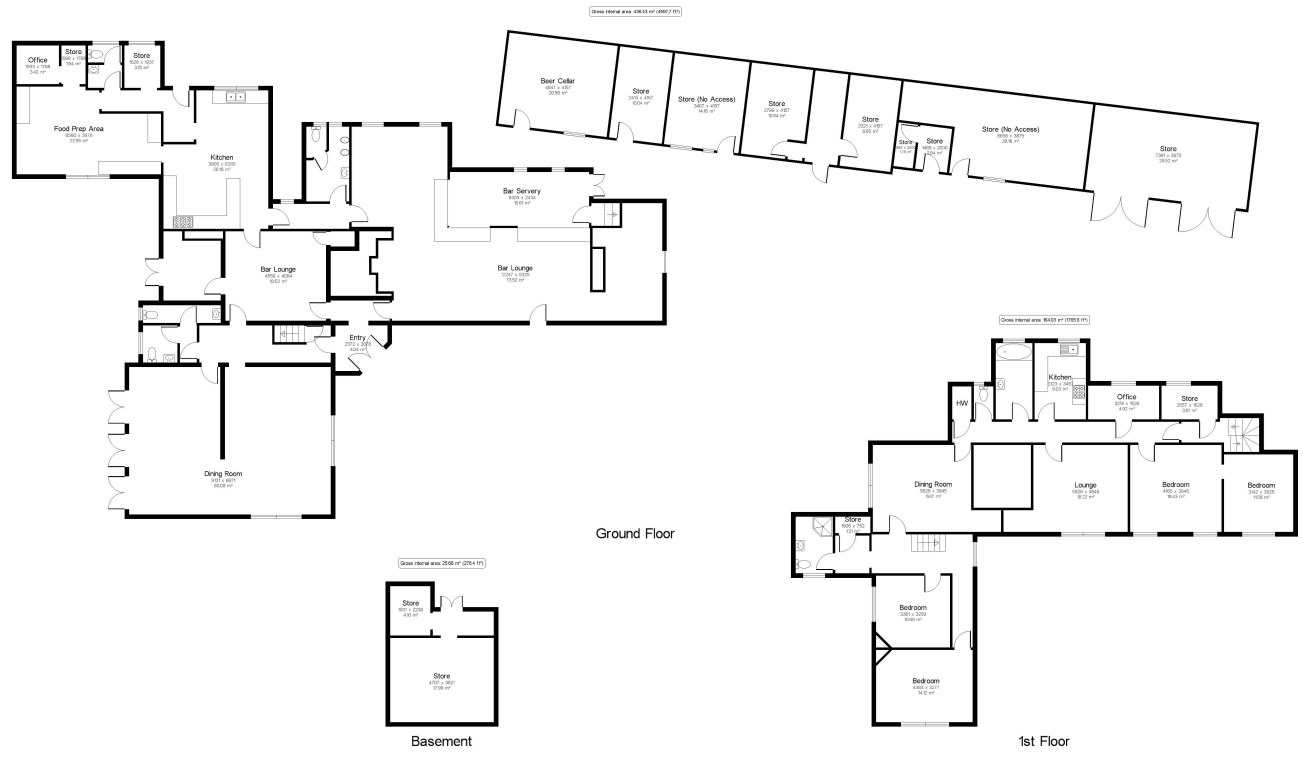
Rev	Date	Amendments

**BakerLife**  
 Tel: 01454 678005  
 info@bakerlife.com  
 www.bakerlife.com

Project: Floor Plans

The Falcon  
 Rushden Road  
 Bedford  
 MK44 1QN

Drawing No: 8888-21-JNL-21  
 Drawing Title: Floor Plan  
 Drawing Date: 2021  
 Drawing Size: @A1



**The Opportunity**

The current owners have built and run a highly popular and well supported pub that is well known in the area for its range of drinks and welcoming service. The business is well placed to be transitioned to a new owner with a committed and professional team in place.

**Trading Information**

Please enquire for further account information

**Tenure**

A 15 year lease from 1st June 2012. FRI lease (adjacent barns not included in lease), tied on beers and ciders only. Landlord is Charles Wells Pub Co. The passing rent is £55,000 per annum.

The lease is within the Landlord and Tenant act meaning a new lease must be granted by the landlord at the end of the term, safeguarding any investment made when taking over the existing lease. A new lease may also be granted now, following discussions with the landlord.

**Business Rates**

The premises has a rateable value of £54,000 (payable of c.£25,000, plus any reductions currently in place)



**Regulatory**  
 Premises licence









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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Tim Widdows

Associate Director - Pubs & Restaurants

M:+44 7795 037 676

E:tim.widdows@christie.com

Reading



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189