

BUSINESS. BUILT AROUND YOU.

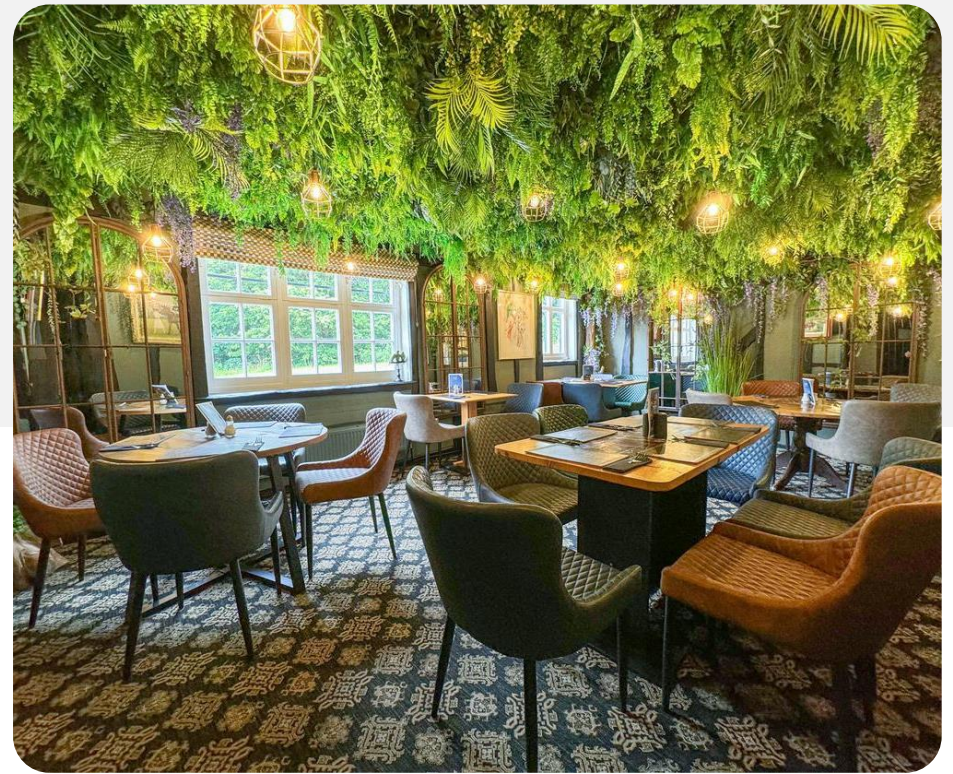


# THE BELL INN



Newmarket Road, Kennett, Newmarket, Cambridgeshire, CB8 7PP

Asking price: Freehold £900,000



## Opportunity Highlights

- Characterful Grade II Listed detached Public House modernised to a high standard
- Located in popular area of Kennett, close to the World-famous horse-racing town of Newmarket
- 10 self-contained en suite letting rooms
- Outside courtyard and seating for approximately 60 covers
- Large three-bedroom owners' accommodation on first floor.
- Large customer car-park

# Location

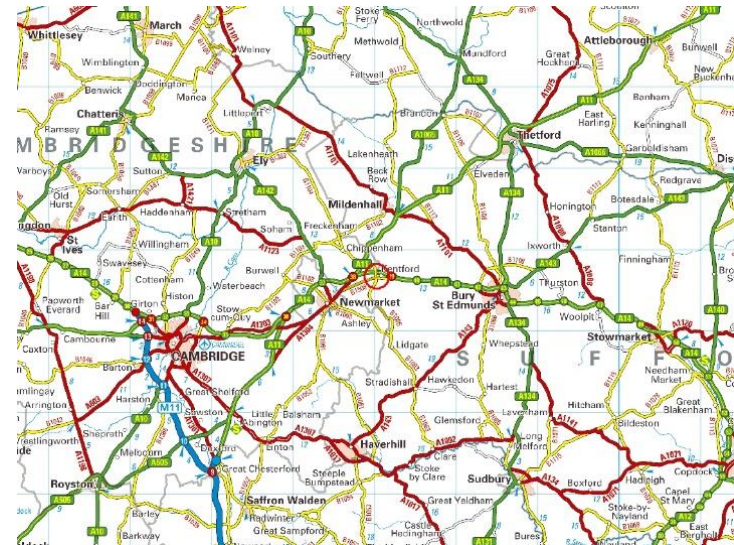
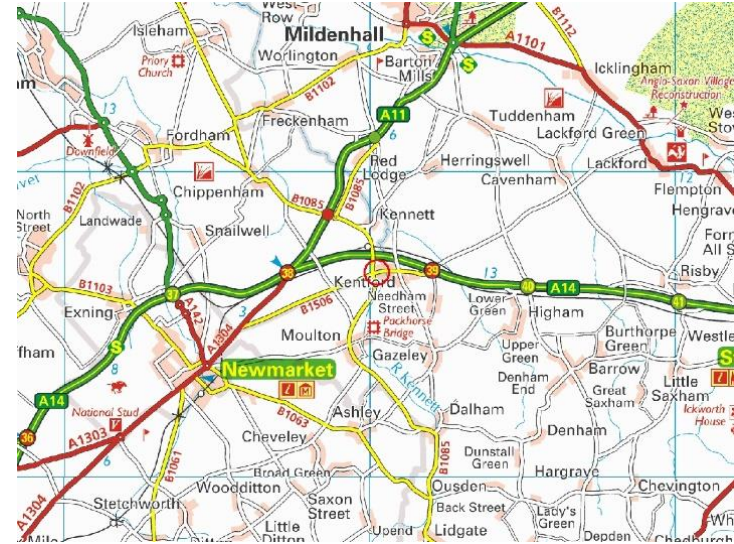
Occupying a prominent corner site in the very heart of East Anglia. The Bell fronts the B1506 a very busy road linking the world-famous racing town of Newmarket to the beautiful Suffolk market town of Bury St Edmunds.

The Bell is located within walking distance of Kennett train station (0.4 miles) offering services direct to Ipswich, Newmarket Bury, Cambridge and options into Central London. 500 new homes are also being developed nearby.

There is also excellent access to the A14 in both the east and the West direction within a one-mile proximity. Stansted Airport (M11) is a mere 40 minutes' drive and the University city of Cambridge is easily accessible via the A14 Westbound.

Newmarket is home to the World Famous July and Rowley Mile horse racing courses, Tattersalls Sales ring, the National Horse racing museum and Jockey club.

The town is surrounded by some of the worlds most famous stud farms, including Cheveley Park Stud, Dalham Hall, Banstead Manor, Plantation, Landwade's and the iconic National Stud. All housing some of the worlds best thoroughbreds.



## Description

An attractive and picturesque detached Grade II listed building dating from the early 16th Century. The property is a 2-story building, with a pan tiled roof, and a Tudor style street façade.

There are 10 en suite bedrooms, built 7 years ago to a high standard which complement the original building.

### THE PUB & RESTAURANT

Main bar with heavily timbered beams and a large open Inglenook fireplace. Oak timbered varnished bar and seating for approximately 18 people.

The upper level of the bar area is accommodating up to 30 covers and has a small feature fireplace (unused) with opening to a further 30 cover restaurant.

Public/ lounge bar with its own entrance or accessed from the main bar currently used as a separate business, but if needed offers a further 28 covers.

### KITCHEN

Large commercial kitchen, with a recently fitted Canopy and 2 x 6 ring Gas Cookers and a range of fryers. Separate washing up area, pantry, freezers and fridges and an abundance of stainless steel worktables and shelving.





## The Opportunity

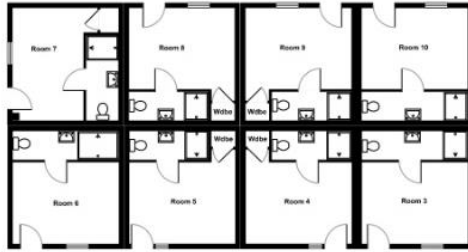
An exceptional and unique opportunity to acquire the freehold of a well-established family business, encompassing a pub, restaurant, and rooms. This property has been meticulously maintained and updated, preserving its original charm throughout the years under the current ownership.

The business is currently operating at 50% potential due to other business commitments and offers huge potential to increase turnover, therefore, the current trading figures will vastly differ from the potential.

The current owners are still very active in the day-to-day running of the business but wish to relocate and retire.

# Floorplans

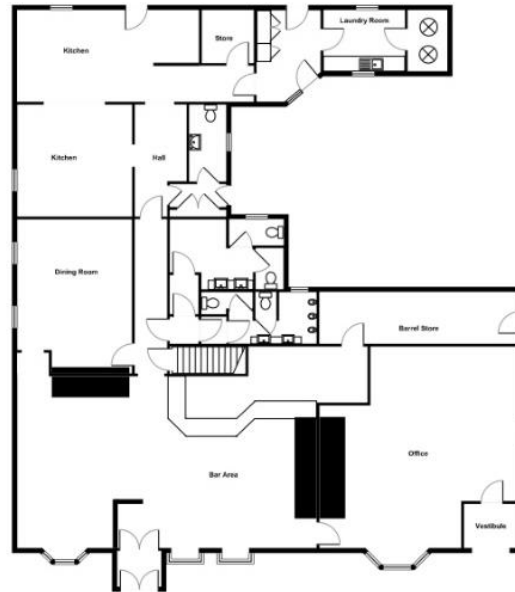
Ground Floor Rooms



First Floor Rooms



Ground Floor



First Floor



# Other Information

## TRADING INFORMATION

Figures are available after viewing.

## TRADING HOURS

Please see the website for current opening hours:  
<https://www.thebellkennett.co.uk/>

## BUSINESS RATES

The current rateable value as of 1 April 2023 is  
£12,750

## REGULATORY

Premises license.

## TENURE

Freehold.



# Viewing

No direct approach may be made to the business and we would encourage all interested parties to visit discreetly before arranging a formal viewing. For an appointment to view, or for further information, please contact:



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Business Agent

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