

THE BELL HOTEL

40 MARKET SQUARE · AYLESBURY · HP20 1TX

**FREEHOLD
PUBLIC HOUSE AND HOTEL IN
BUSY MARKET TOWN**



CBRE

savills

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- **Freehold**
- **Busy location fronting Market Square**
- **Prominent corner position**
- **Substantial character building**
- **14 beautifully fitted en-suite hotel bedrooms**
- **External beer terrace**
- **Close to other hospitality users like Lounger's, Nando's, Wagamama and Odeon**

LOCATION

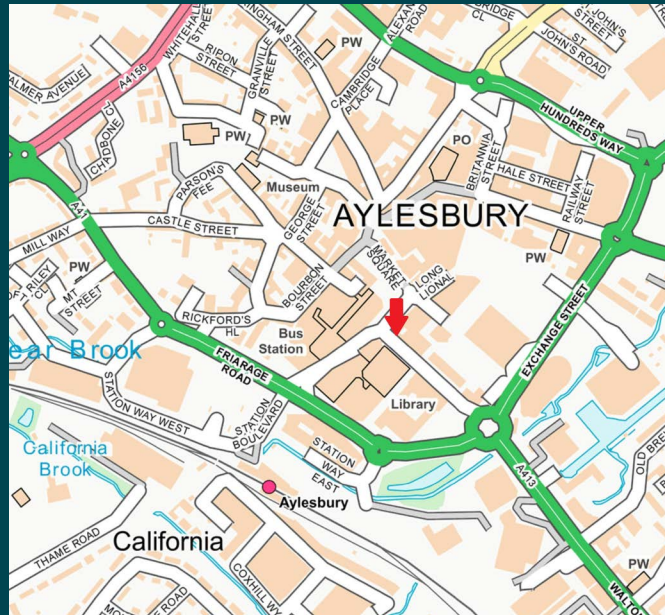
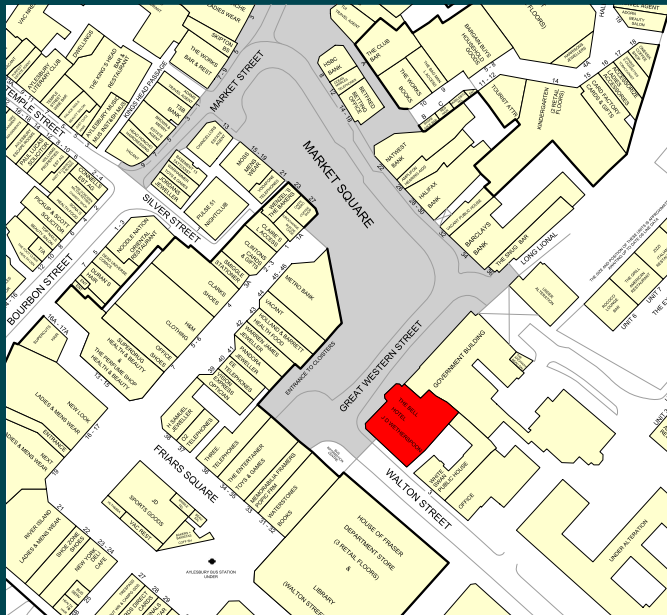
Aylesbury is a popular and rapidly expanding market town which is situated approximately 35 miles north west of London and 12 miles north of High Wycombe. The area is well served with public transport with the towns mainline railway station providing a regular service to London Marylebone with a journey time of approximately one hour making it a popular commuter option.

The Bell Hotel occupies a prominent corner position on the Market Square at its junction with Walton Street.

The Friars Square Shopping Centre, where retailers including House of Fraser, Metro Bank and H&M are represented, is diagonally opposite with other occupiers nearby including Odeon Cinemas, Loungers, Zizzi, Nando's and Wagamama.

DESCRIPTION & ACCOMMODATION

The Bell Hotel comprises a three storey corner building with painted and rendered elevations under a slate covered roof. The property has the benefit of a beer terrace area with additional seating provided by way of a pavement licence to the front of the main building.



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Ground Floor: Trading accommodation which is split into three distinct areas providing approximately 100 covers. Two seating areas are provided to the front of the property with a lower section providing the main bar servery and additional seating. A catering kitchen and disabled WC are also provided at this level.

Basement: Two separate cellars, one which provides the cold room and the second which accommodates the water tanks for the hotel accommodation.

First & Second Floor: The first floor provides ladies and gents WC's, staff WC's and changing facilities, a managers office and seven double/twin en-suite bedrooms. The second floor provides a further seven double/twin ensuite rooms.

APPROXIMATE FLOOR AREAS - GIA

Floor	Description	Sq M	Sq Ft
Ground	Trading & ancillary	331	3,565
Basement	Ancillary	46	491
First	Ancillary & Hotel Bedrooms	328	3,526
Second	Hotel Bedrooms	149	1,602
Total		854	9,184

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

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TENURE

Freehold.

RATEABLE VALUE & EPC

2019 Rateable Value - £68,000

An EPC is in the course of preparation.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until midnight Sunday to Thursday and 01:30 Friday and Saturday.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

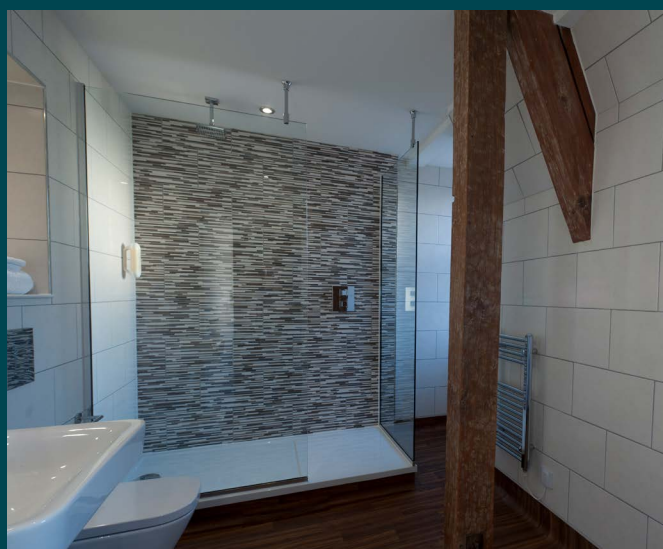
FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Freehold offers are invited.



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