

# BLUE BELL CIDER HOUSE ,

Blue Bell Cider House, Warings Green Rd, Earlswood, Solihull, UK



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**CALL US ON 07854 999 400**

## PUB FEATURES

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Located in Earlswood village between the counties of Warwickshire and the West Midlands, the Blue Bell Cider House is surrounded by both farm and forest. Originally owned by the Bulmers family, the pub is one of the few original cider houses to ferment apples in-house. Proud of its heritage, the pub continues to offer unique and new ciders along with a wide choice of quality food and drinks.

The area attracts many walkers, cyclists and wildlife enthusiasts to the Earlswood Lakes, canal and numerous towpath and nature walks. The Lakes Railway links to Birmingham and Stratford-on-Avon and the village hub includes sailing and fishing clubs, museum and church with its striking gothic tower.

The pub is a large trading space with commercial kitchen, conservatory and separate bar and dining areas. The canalside beer garden is a huge attraction and outside space is used for regular live music, festivals and events which are popular with locals and customers from further afield. Car park is large so can welcome camper vans and motorhomes.

Guide Rent: £Coming soon Exc VAT

# GALLERY

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# PUB KEY INFORMATION

## Trading Style

Due to its premium location the pub is always popular with walkers, cyclists and families. Trading starts at 9am with a breakfast offer and continues all day with food served throughout. Sunday carvery has a strong following. With 110 internal and 150 external covers there is excellent capacity for peak trading times.

Televised sports and live music events sustain high wet turnover. Trading space is large enough to allow regular trade to run alongside private functions.

Thwaites are seeking an experienced operator to run the Blue Bell Cider House either as a tenancy or managed partnership. With investment to the pub in hand with the brewery support team, this opportunity will be promoted to maximise earnings as a result of outstanding customer service, an impressive food and drink offer and ongoing activity and events. All of this delivered with innovation and with the highest of standards.

## Energy Performance

Energy Performance Certificates (EPCs) are needed whenever a property is built, sold or rented. An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years.

For more information regarding the energy performance of this property please contact us using the details below.

## Finance

Estimated Customer Profit based on Fair Maintainable Trade	£73,015 (tenancy)
Guide Rent (exc. VAT)	£50,000 or Managed Partnership
Last 12 Months Trading Volumes	380
Type of Agreement	5 year tenancy
Fixtures and Fittings Estimate	Coming soon
Security Bond	£5,000
Stock & Glassware Estimate	£8000
Valuation Fees Estimate	Between £800-£1,200 (Shared with the outgoing tenant)
TULIP Induction Course	£399 TULIP / TLC one day for experienced operators + VAT

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