

FRED BARRETT & SON

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~ LEASE FOR SALE ~

THE 'LONGS' INN HOTEL
18 BEDFORD STREET
WOBURN
BEDS.
MK17 9QB.

Price: £150,000



FREE OF TIE

15 BEDROOMS (10 EN SUITE)

***THREE TRADING AREAS**

RARELY AVAILABLE

Fred Barrett and Son are delighted to bring to the market for sale the Lease of The “Longs Inn” Hotel in the well-known village of Woburn. It is situated 5 miles from Milton Keynes and close to J13 of the M1 and within easy access of the A5. Local, popular attractions include Woburn Abbey, Woburn golf course, safari park etc.,

“Longs Inn” Hotel occupies a superb position on the main road through the village; the property dates back to the 16th Century and is known to be the oldest building in Woburn.

“Longs” Inn, Hotel

The property briefly comprises: -

Snug bar (2.8m x 4.9m)

Restaurant (5.8m x 7.3m)

Bar (3.9m x 4.4m extending by 2.3m x 4.7m)

The trading areas are well presented with wooden floors in the snug and restaurant and granite tiles in the bar-they benefit from exposed brickwork, beams, wood burners and a good selection of furniture

There is a well-equipped catering kitchen with recently installed extraction canopy and interlock system etc.

The Bar servery is also well equipped and houses a modern CCTV system. Basement cellar with the usual beer raising equipment.





The Letting Accommodation

Is made up of **15** bedrooms; 10 of which have en-suites.

3 of the rooms are in a separate annexe which also includes a kitchen and a bathroom and would be ideal for owner/staff accommodation.

The Lease

The Lease is a 15-year fully repairing and insuring, free of tie agreement (from August 2009). The current rent is £38,500 p.a.

Trade Details

<u>Year End</u>	<u>Hotel revenue</u>	<u>Restaurant revenue</u>	<u>Bar revenue</u>	<u>Total</u>
2013	98,308	88,478	58,986	245,772
2014	150,983	58,716	69,900	279,599
2015	180,728	54,219	66,268	301,215
2016	221,126	70,220	89,261	380,607
2017	225,137	39,639	74,712	339,488



VIEWING:

All viewings are through **FRED BARRETT ANDN SON**.
Please contact us on 01908-281542 to make arrangements.

IMPORTANT NOTICE:

Please note that whilst every care has been taken in preparing these details, much of the information has been obtained from the Landlord (Brewer) or third-party sources. All statements as to fact or opinion should be checked by the Purchaser.

Whilst every endeavour has been made to ensure that the particulars given are correct, their accuracy cannot be guaranteed.

These details do not constitute an Offer, Contract or Warranty. All particulars are subject to your verification and accuracy cannot be guaranteed. Details are issued on the strict understanding that all negotiations regarding this property are conducted through **FRED BARRETT AND SON** who will then deal with all matters appertaining to the Change.