

INTRODUCTION

Set in the heart of the Hampshire countryside the Old Bell & Crown offers character and charm, a beautifully thatched building, with an inglenook fire place, log burners, beams and garden that blooms in the summer. Hatherden is just 3 miles from Andover, an attractive market town in the north of the Test Valley.

TRADING POTENTIAL

The pub is nestled in a picturesque Hampshire village, close to the local crematorium and walking trails. Andover is just a few miles away, a town with popular tourist attractions. The Old Bell & Crown has a welcoming bar & restaurant are full of the character expected from an English pub and a lawned garden that compliments the thatched building, all creating an atmospheric space for diners and drinkers.

EXTERNAL AREAS

A lawned garden surrounding the building, providing 80 covers. The pub car park is spacious with 27 car spaces.

TRADE AREAS

You can enter the pub at the front into the main bar and restaurant or via the car park entrance which brings you into the side bar, an area perfect for drinkers or an intimate dinner. Both areas have bar access, and a total of 3 fire places one inglenook and 2 log burners. Internally the pub can seat 94. A fully equipped trade kitchen and ground floor cellar can be found at the rear of the building.

PRIVATE ACCOMODATION

Upstairs is a private living space which consists of 3 double bedrooms one with ensuite, an office (could be used as a single bedroom), a kitchen, living room and bathroom with a bath and overhead shower. The space benefits from its own outside decked terrace.



FINANCIAL OVERVIEW

Ingoing costs:

Fixtures and Fittings: TBC

Deposit: £8,000

Working Capital: £8,000

Stock: £8,000

On going costs:

Guide Rent: £31,500 pa

Rateable Value: £28,000

Maintenance service agreement (MSA): £4,709 pa

Business support package: £1,560 pa

Please note brewers barrels (36gal)

Sales volumes	2023	2024	2025
Own Beer (brewers brls)	34.8	36.9	41.9
Foreign Beer (brewers brls)	66.8	56.2	53.3
Cider (brewers brls)	20.8	13.4	9.8
Total Beer & Cider (brewers brls)	122.4	106.5	105
Wine (ltr)	1963.8	1472.8	1325.5
Spirits (ltr)	114.5	114.5	81.8
Minerals (ltr)	1767.4	1489.2	1391
Total W/S/M (ltr)	3845.7	3076.5	2798.3