



Foragers Retreat

Pebmarsh Road, Cross End, Pebmarsh, Essex, CO9 2NU

Leasehold £65,000

- Picturesque countryside location close to Halstead
- Superbly converted former stable block conversion
- Cafe, Deli, Shop, Bar and Restaurant (68)
- Sun trap balcony (12) and front terrace (18)
- Diverse and adaptable business opportunity
- Held on attractive part repairing lease agreement

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LOCATION

The Foragers Retreat is situated in the village of Pebmarsh, in the Braintree District of Essex. The village lies approximately 6 miles south of Sudbury, 11 miles north east of Braintree and 13 miles north west of Colchester. The village is set in a picturesque country location which provides ample opportunity for walking and cycling.

The village lies a short stride from the A131 which connects Braintree to Sudbury. The nearby A120 also provides fast road access to the M11 at London Stansted Airport.

The Foragers Retreat occupies a superbly converted former stable block, forming part of a collection of businesses within The Courtyard at Le Mote Farm. Finished to a very high standard, the premises retains much of its authenticity and charm, apparent to all who visit.

TRADE AREAS

As you enter the Foragers Retreat you are welcomed by an open and bright SHOP AND BAR AREA. This area incorporates brick flooring, in-keeping with its original use as a coach storage area. Situated beneath a vaulted timber ceiling the BAR/COFFEE SERVERY AND GLASS FRONTED DELI FRIDGE houses a double drinks fridge, glass washer, fully serviced coffee machine with grinder and small OFFICE AREA.

Leading to the right there is an attractive seating area with original stable doors. This area provides seating for 28 in a comfortable and casual manner.

Offset are TWO UNISEX TOILETS, as well as a DISABLED TOILET with baby changing facilities.

Located at first floor level there is a MEZZANINE TRADE AREA of modern construction. Although constructed when the property was first converted it retains its original timber beams. This area is often used as function space and is capable of providing seating for 40. There is a sink area and wine fridge in addition.

Accessible from the first floor trade area there is a SUN TRAP BALCONY overlooking the courtyard. The balcony provides seating for 12 and is a fabulous addition to the premises.

The Foragers Retreat is served by a well equipped TRADE KITCHEN housing stainless steel clad walling, dish washer, undercounter fridges, freezer, six burner range cooker, extractor, pizza oven, convection oven and 'walk in' chiller offset.

EXTERNAL

To the front of the property there is a quaint TRADE TERRACE which provides seating for 18. This area is adorned with mature herbs and flowers, in-keeping with the foraging theme.

The Foragers Retreat benefits from a large shared CAR PARK which can be used as an overspill for functions during the evenings when the other businesses are closed.

THE BUSINESS

Our clients created the Foragers Retreat in May 2019 and since this time have created a popular multi faceted business well utilised by the local community as well as walkers and cyclists. It operates as a café, deli, shop, bar and restaurant with a focus on local and foraged produce. The business boasts strong online reviews on Tripadvisor and Google. The Foragers Retreat is operated by the 'hands on' owners supported by two front of house staff and a chef.

It is our understanding that the business generates a weekly gross turnover in the region of £6,500. Further accounting detail can be made available to serious parties following a formal viewing.

The Foragers Retreat is an adaptable and diverse business which would suit 'hands on' owners who could continue to evolve the business dependent on current trends and demands. It would make a fantastic lifestyle business for a first time operator or for someone looking for a business that would take them into retirement. As the business currently only opens Thursday to Sunday there is a fantastic opportunity for a new owner/operator to further increase sales by extending the opening



TENURE & PRICE

LEASEHOLD £65,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Foragers Retreat is held on a ten year lease agreement from May 2019 from a private landlord. The lease is part repairing and insuring, with the tenant responsible for internal and external decorative work only. The rent is based on a turnover rent at 10% of gross sales, subject to a minimum rent of £850 per month (£10,200 per annum). The lease is free of all trade ties, with subletting permitted.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held.

LOCAL AUTHORITY

Braintree District Council

SERVICES

The landlord is responsible for the maintenance and cost of all utilities.

Rateable Value: £13,750



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