



Hare & Hounds

High Garrett, Braintree, Essex, CM7 5NT

Leasehold £140,000

- Main arterial road into Braintree
- Refurbished roadside public house
- Bar & dining area (45-50)
- Impressive trade garden (200)
- Function barn (50-60)
- Four letting bedrooms & two bedroom flat
- Attractive business on free-of-tie lease

Ref: 91490

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LOCATION

The Hare & Hounds is situated in a prominent roadside position in the High Garrett area of Braintree, Essex. The A131 on which the property sits is the major arterial link road between Chelmsford, Braintree, Halstead and Sudbury and carries large amounts of passing trade at all times of day. Braintree has a population in the region of 42,000, whilst the urban area, which includes Great Notley, Rayne and High Garrett, boasts a population of circa 54,000 residents. The Hare & Hounds sits close to Braintree Golf Club, Hockey Club, Chelmsford City Racecourse and the Three Counties Crematorium.

Aside from the A131, the area is easily accessed via the A120 trunk road running from the M11 at London Stansted Airport to Colchester. Braintree station provides services to London Liverpool Street (via Witham) in one hour.

The Hare & Hounds occupies a notable two-storey property of red brick construction with tile hung upper elevations, under a pitched tile roof. Despite the age and character of the property, it is not a listed building. Under the current ownership the premises has been well invested in and is presented to a high standard throughout.

TRADE AREAS

Entrance from front of property directly into OPEN PLAN BAR. The bar is presented in a tasteful manner with stripped wood flooring, bay windows, and industrial lighting. The bar houses speakers, flat screen TV and decorative fireplace. This trade space is serviced by a central bar servery housing two wine chillers, coffee machine, EPOS till system, drinks fridge and glass washer. The bar is capable of providing seating for 45-50 patrons. The bar is serviced by a BASEMENT CELLAR.

Office offset.

To the rear of the property is a service corridor providing access to MALE WCs and FEMALE WCs.

The TRADE KITCHEN is fully equipped with non-slip flooring, UPVC and stainless steel clad walling, extractor, 6 burner range cooker, double pizza oven, under counter fridges, salad bar, hot pass, two upright freezers and two microwaves.

A NEW TRADE KITCHEN is currently under construction to increase food capacity and convert the existing kitchen into extra cellar storage to keep up with demand. This kitchen will comprise of two double deep fat fryers, chargrill, Rational oven, under counter fridges, pass through commercial washer, two upright stainless steel freezers, two chest freezers and a walk-in chiller.

The Hare & Hounds boasts a FUNCTION ROOM housed in a converted barn with vaulted ceilings. The function room has its own bar servery with double drinks fridge. The barn is capable of providing seating for 50-60 and has a projector and screen.

OWNERS ACCOMMODATION

Private owners accommodation comprising of:

- 2 x DOUBLE BEDROOM
- KITCHEN
- BATHROOM

LETTING ACCOMMODATION

Located above the main trade space is letting accommodation comprising of FOUR DOUBLE BEDROOMS with EN SUITES.

EXTERNAL

To the front of the property there is a TRADE PATIO with seating for 25. Leading to the side of the premises is an extensive CAR PARK with space for 30-35 vehicles.

To the rear of the property is an impressive TRADE TERRACE which has been installed in recent months at great expense. The terrace boasts heated pergolas, olive trees and an outside bar area. This area provides seating for 200 and has become a very popular trade area. Furthermore there is a children's play area offset.

THE BUSINESS

Our client has owned the business for the past 4 years and has developed a run-of-the-mill pub into a popular destination venue which is capable of drawing custom from far and wide. Trade is extremely popular at the weekends and enjoys daily bookings from the nearby crematorium during the week.

Accounting detail can be made available following a formal viewing.

We are of the opinion that the Hare & Hounds still has further room for growth by a hands-on owner operator who could utilise the newly constructed larger trade kitchen and increase the volume of food sales. Furthermore, the addition of a wood-fired pizza oven on the trade terrace (subject to the relevant permissions) would act as an extra drawn to customers.



TENURE & PRICE

LEASEHOLD £140,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Hare & Hounds is held on a fully repairing and insuring agreement from a private Landlord, for a term of 10 years with approximate 6 years remaining. The lease falls within the security provisions of Landlord & Tenant Act 1954, and is fully assignable. Rent currently stands at £30,000 per annum plus VAT, subject to 5 yearly rent reviews. The lease is free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

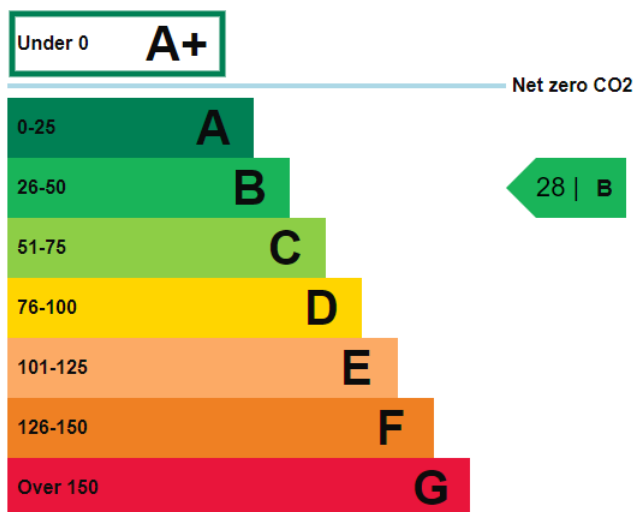
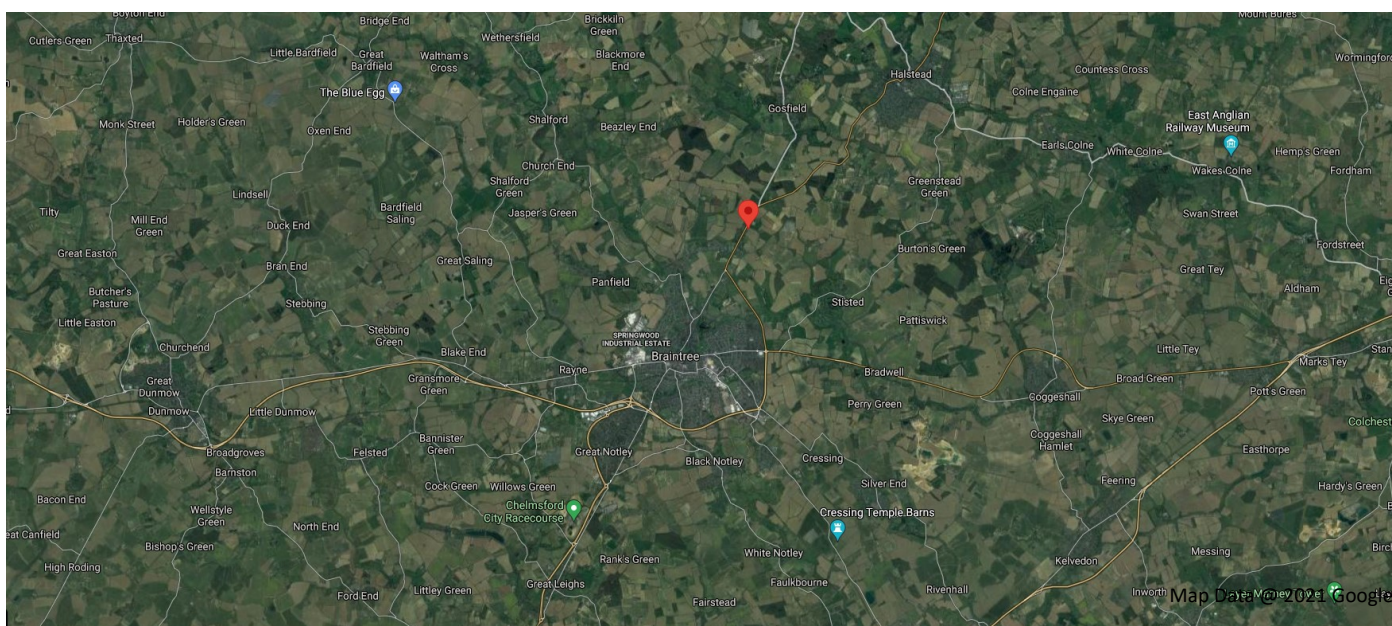
LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.

Rateable Value: £16,000



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