



Green Man

The Street, Takeley, Bishops Stortford, Essex, CM22 6QU

Leasehold £10,000

- Busy roadside position close to M11 & Stansted Airport
- Refurbished ground floor pub/restaurant
- Two trade areas (45-55)
- Three outside trade areas (40-60)
- Versatile opportunity with bags of potential
- Available on new free-of-tie lease

Ref: 92125

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SP Sidney
Phillips



LOCATION

The Green Man is situated in the charming Essex village of Takeley, in the Uttlesford District. Takeley is situated approximately half way between Bishop's Stortford and Great Dunmow on the Essex/Hertfordshire border.

The Green Man is conveniently positioned a stones throw from the A120 trunk road running between the M11 at junction 8 (Bishop's Stortford) and Braintree. Furthermore, the pub is superbly positioned on the southern boundary of London Stansted Airport which draws in huge amounts of trade to the area, especially those utilizing the numerous nearby guest houses. Main line railway services are available from Stansted Airport with an express train link into London Liverpool Street which makes the area a prime position within London's commuter's belt.

Opposite the Green Man is access to Hatfield Forest National Nature Reserve which attracts a large number of ramblers, cyclists and nature enthusiasts throughout the year.

The Green Man occupies a Grade II listed detached free house. This Grade II listed property is believed to date back to the late 16th Century incorporating 19th Century additions. The building is timber framed and plastered, with red plain tiled roof. The ground floor of the Green Man is now available and has recently undergone a full renovation and refurbishment and is presented to a superb standard throughout.

TRADE AREAS

Entrance from front of property into BAR AREA. The bar is presented in a modern yet comfortable style, incorporating a number of original features including brick fireplace, stone flooring and exposed brickwork. The bar is serviced by a central bar server and is capable of providing seating for 30-40 dependent on layout. Bay windows to the front of the property make the bar a bright trade space, with refurbished LADIES AND GENTLEMENS TOILETS offset.

Offset from the main bar is access to a DINING AREA. This area is bright and welcoming and boosts its own entrance to the front of the property. The dining area is presented in an in keeping manner and is capable of providing seating for 20.

Located centrally within the property there is a TRADE KITCHEN equipped with UPVC clad walling, non-slip flooring and extractor. Offset there is a newly incorporated PREP/WASH UP area with access to the rear of the property.

Ancillary areas include a ground floor CELLAR, STORE, OFFICE, and BOTTLE STORE.

EXTERNAL

To the front of the property there is an elevated TRADE PATIO capable of providing seating for 20. Offset there is a recently constructed TIMBER GAZEBO, which is heated and capable of providing seating for 10 to 15.

To the side of the property there is an elevated DECKING AREA which acts as a sun trap throughout the day. This area provides seating for a further 20.

To the rear of the property there is a gravel CAR PARK which is shared with the letting accommodation above.

THE BUSINESS

The business is closed, and no historic trade accounts are available. No trade is sold or warranted.

The Green Man has most recently operated as a Thai restaurant, however, has also historically operated as an Italian restaurant, Moroccan restaurant, and country pub.

It is in our opinion that the Green Man offers a fantastic blank canvas opportunity for an experienced operator or experienced first-time operator to develop their own pub or restaurant business with minimal ingoing costs. A new operator would be wise to incorporate a breakfast offering, offering a captive marketplace to the letting accommodation above as well as the numerous guest houses surrounding the village and Stansted airport. The premises would suit a wide range of cuisines and business styles.

LICENCE

A full premises Licence is held permitting the sale of alcohol by retail Monday to Sunday 12:00 to 23:00.

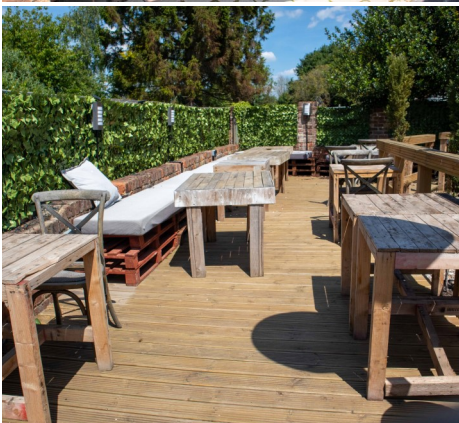
SERVICES

All main services are connected.

Rateable Value: £14,250

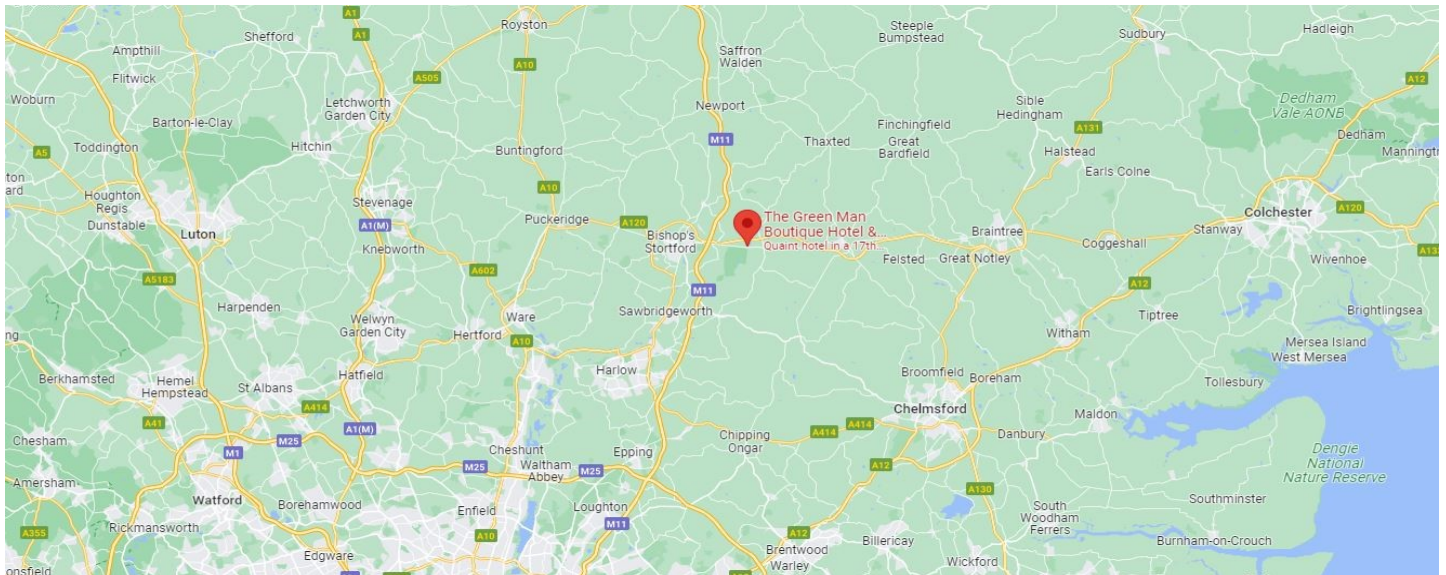
Local Authority: Uttlesford District Council

Telephone: 01799 510510



LEASEHOLD	£10,000. Fixtures and fittings as described are not included, being the property of the outgoing Tenants, which may be available via separate negotiation
TERM	For a term of up 7 years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
DEPOSIT	The successful applicant will be required to lodge with the freeholder a deposit equivalent to 3 month's rent in advance plus personal Guarantors if the lease is taken as a Limited Company
RENT	Annual rent £36,000. Paid monthly in advance.
RENT REVIEW	Frequency to be agreed, at open market rent or RPI which ever the greater
REPAIR LIABILITY	Part repairing and insuring lease agreement. This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, 50% of the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	Please note that VAT will not be payable on the Premium and rental payments

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



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