



Jolly Sailor

3 Stonecross, St Albans, Hertfordshire, AL1 4AA

Tenure: Leasehold

Price: £35,000

Ref: 2296

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Residential area close to St Albans city centre
- Traditional wet-led public house with food offering
- Two bar areas (60-70)
- Walled trade patio (30)
- 2-3 bedroom owners' accommodation
- Late licence in place

Location

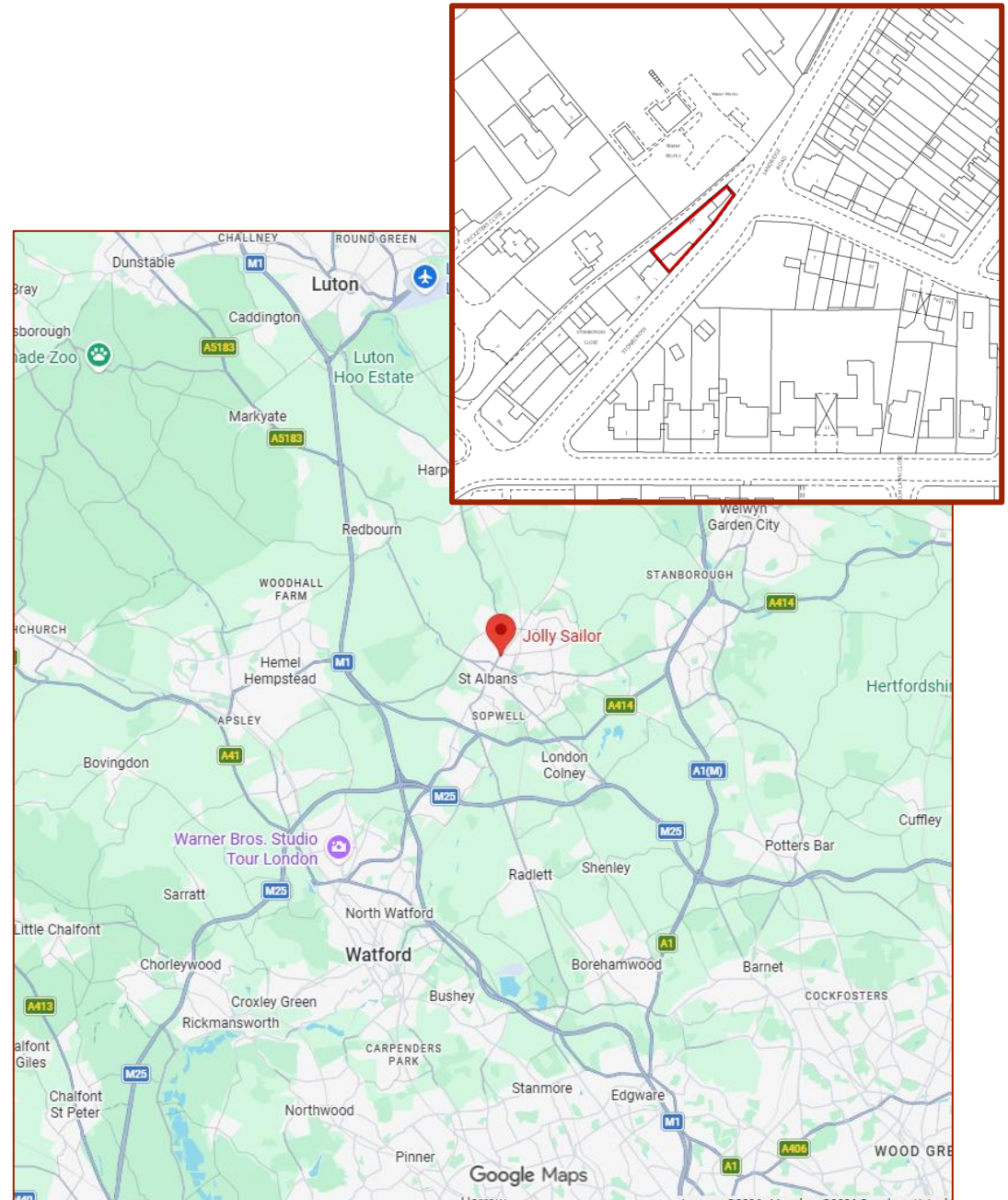
The Jolly Sailor is located in the affluent and sought-after Hertfordshire city of St Albans. St Albans is an important hub within the district, lying approximately 19 miles north-west of London, 8 miles south-west of Welwyn Garden City and 4 miles south of Harpenden. St Albans was the first major town on the Old Roman Road of Watling Street for travellers heading north, before it became the Roman city of Verulamium, the remains of which can still be seen today. St Albans is an historic city, being one of the most desirable residential areas in the London commuter belt and Greater London Built-up Area.

St Albans lies a short distance from the M1, M25 and A1(M) making it one of the most commutable towns in the area. The A414 trunk road running between the A1 and A1(M) provides fast road links between the University of Hertfordshire at Hatfield and Hemel Hempstead. St Albans boasts two railway stations, St Albans Abbey (with services to Watford Junction) and St Albans City (with services to Luton Airport Parkway, Bedford, London King Cross, London Blackfriars and London Bridge). The city is serviced by a strong bus network.

The Jolly Sailor lies on the north-eastern edge of the city centre, adjacent to large residential areas.

The Property

The Jolly Sailor is a traditional roadside public house. This two-storey property is of brick construction under a pitched tile roof.



Trade Areas

- LOUNGE BAR: Carpet flooring, bar servery, four TVs, pool table and two dart boards. Seating for 30 - 40.
- PUBLIC BAR: Carpet flooring, TV, log burner, electric dart board and seating for 25 - 30.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- BASEMENT CELLAR.
- TRADE KITCHEN: At first floor level housing two commercial microwaves, plancha, double deep fat fryer, dumb waiter, six burner range cooker, salamander and dishwasher.

Owners' Accommodation

- DOUBLE BEDROOM/LIVING ROOM.
- DOUBLE BEDROOM/OFFICE.
- DOUBLE BEDROOM.
- SINGLE BEDROOM.
- SHOWER AND WC ROOM.

External

- FRONT TRADE PATIO: Seating for 12.
- COURTYARD: Part-sheltered and heated. Seating for 35 - 40.
- BIN STORE.

The Business

Our client has owned and operated the Jolly Sailor for the past 20 years. The business operates as a wet-led traditional public house with a pub fayre food offering. The business has TNT Sports and is known for its busy karaoke nights on Fridays and Saturdays. The business benefits from a late licence and quite often picks up trade from clientele walking home from the city centre.





The Business continued

Trade profit and loss accounts for the year ending 31st March 2025 show a net turnover of £526,988 and an adjusted net profit of £27,763. Further accounting details can be made available following a formal viewing.

The Jolly Sailor would suit a hands-on owner operator or an operator already established in the area with a management team to put in.

Licences

A Premises Licence is held permitting the opening hours of:

Sunday to Thursday: 10:00 – 00:30

Friday and Saturday: 10:00 – 02:30



Tenure & Price

LEASEHOLD £35,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

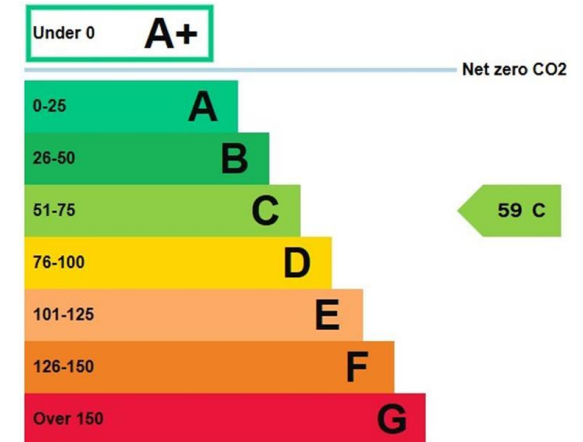
The Jolly Sailor is held on a full repairing and insuring lease from Wells & Co for a term of fifteen years with approximately twelve years remaining. Rent is £36,000 per annum plus VAT, subject to three yearly rent reviews. The lease is fully tied on wet products. No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Services

All mains services are connected.

Rateable Value: £33,500

Local Authority: St Albans City & District Council





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

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Utility Helpline

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