



Butchers Arms

Dunmow Road, North End, Dunmow, Essex, CM6 3PJ

- Attractive country setting, Essex
- Renovated pub in 1.63 acres
- Bar restaurant areas (69)
- Garden (112), paddock & two car parks (60)
- Two bedroom owners accommodation
- Destination food venue with local drinking trade

Freehold | £695,000



LOCATION

The Butchers Arms is situated in the Essex Hamlet of North End, in the Dunmow area close to Braintree. The Butchers Arms is situated approximately 6 miles south-west of central Braintree and 7 miles north of Chelmsford. This picturesque area of countryside is popular with nature enthusiasts, walkers and cyclists and the area is known for its affluence.

North End lies a short drive south of the A20 dual carriageway which connects Colchester and Braintree to the M11 at London Stansted Airport. Also nearby is the A131 which provides fast road access to Chelmsford. Mainline railway services are available from Braintree with services into London Liverpool Street.

The Butchers Arms occupies a prominent and notable two-storey property of brick construction under a pitched tiled roof. This roadside property is understood to date back to the seventeenth century when it was owned by the Monks of the nearby Black Chapel. The property has been extensively renovated and is presented to a superb standard throughout.

The Butchers Arms sits on a substantial plot measuring in the region of 1.63 acres.

TRADE AREAS

Entrance from front of property directly into BAR AREA. This bright and welcoming trade space is presented with a combination of laminate and carpeted flooring, log burner, decorative Victorian fireplace and centrally located bar servery. The bar servery houses a double drinks fridge, triple drinks fridge, single drinks fridge and Epos till system. This area provides comfortable seating for 15 with room for a further 5 sat at the bar.

Offset from the bar there is a SNUG RESTAURANT AREA presented with carpeted flooring and exposed timbers providing seating for a further 20.

Also offset from the bar is access to a two-tier RESTAURANT AREA presented in an in-keeping manner with the bar. This area provides seating for 34 and could well be extended to provide a conservatory/orangery room adjacent.

Offset are male and female WC's as well as disabled WC with baby changing facilities.

Centrally located within the property there is a fully fitted TRADE KITCHEN with 'in' and 'out' doors, equipped with UPVC clad walling, non-slip flooring, extractor, hot pass, salamander, six burner range cooker, chargrill, 2 double deep fat fryers, upright stainless steel fridge and 2 commercial microwaves. In addition there is a further 'WASH UP AREA' with dishwasher, upright stainless steel

freezer, PANTRY, staff WC and upright stainless steel fridge. Furthermore there is an additional PREP AREA with undercounter fridges, salad station and 2 commercial microwaves.

There is also a rear entrance hall housing glass machine and ice machine.

The property is serviced by a ground floor CELLAR.

OWNERS ACCOMMODATION

Located at first floor level there is comfortable owners accommodation comprising of DOUBLE BEDROOM, DOUBLE BEDROOM/OFFICE, KITCHEN DINER, LIVING ROOM AND FAMILY BATHROOM.

EXTERNAL

To the front of the property there is tarmac CAR PARKING with space for 10 vehicles. Furthermore to the rear of the property there is gravelled CAR PARKING with space for 50 vehicles.

To the side of the property there is an attractive fenced lawned TRADE GARDEN housing 14 picnic benches and seating for 112. Furthermore to the rear of the property there is a TRADE YARD with former stable block, now divided into 3 units used for fridge and freezer storage and a workshop space. In addition there is shed storage as well as a private garden.

Located to the rear of the property there is a sizeable Paddock AREA with stables.

THE BUSINESS

Our clients have owned and operated the Butchers Arms for the past three and a half years and have continued to develop the business into the popular destination eatery that we see today. The business also benefits from a loyal local drinking trade and is well known in the local area for its quality home cooked food, welcoming ambience and ability to cater for large groups and parties.

It is our understanding that net turnover stands in the region of £350,000 per annum split approximately 70% to dry sales and 30% to wet sales. Further accounting detail will be made available to serious parties following a formal viewing.

We are of the opinion that The Butchers Arms would suit a first-time or experienced operator alike who could continue to develop on the hard work of the current owners and further increase turnover by catering for events, adding further covers with an orangery and incorporating the paddock area into the business as an area for marquees. Furthermore a purchaser could enquire with the local council about the potential to incorporate three letting bedrooms into the former stable unit, currently used for storage.



TENURE & PRICE

FREEHOLD £695,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

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

Mains electricity and water. Drainage via klargester. Central heating via oil. Kitchen fuel via LPG.

Rateable Value: £16,800.



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

98

This is how energy efficient the building is.

Technical information

Main heating fuel: Oil
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 260
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

49

If newly built

68

If typical of the existing stock

EPC Reference: 9990-4055-0361-3770-3060

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