



The Fusilier

Aingers Green Road, Aingers Green, Great Bentley, Colchester, CO7 8NH

Freehold £550,000

- Country village location close to Clacton-on-Sea
- Recently renovated and refurbished public house
- Bar and dining areas (80)
- Spacious and modern three bedroom accommodation
- Trade patios (30) and car park (26)
- Highly profitable business with scope to further increase turnover

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LOCATION

Located in the Essex village of Great Bentley, the Fusilier boasts an idyllic country village location. The village is conveniently situated a mere 7 miles east of Colchester and benefits from its own railway station with frequent services to London Liverpool Street, Clacton-on-Sea, Colchester and Walton-on-the Naze.

The Fusilier occupies a central position within Aingers Green, with views across the surrounding countryside. The premises is a two-storey brick built public house under a pitched slate roof, which has been heavily invested in over the past three years and is now presented to a superb standard throughout. The extensive renovation and refurbishment project includes a number of desirable energy efficiency methods including full insulation, new boiler and new doors and windows throughout. Due to the heavy investment, the Fusilier offers a true turnkey opportunity for a new owner, requiring no initial investment.

TRADE AREAS

- FRONT BAR: Rustic yet modern seating area with log burner, flat screen TV and seating for 20.
- BACK BAR: A second bar area providing seating for 14 with room for a further 3 sat at the bar.
- MIDDLE RESTAURANT: Presented with booth and loose seating for 30.
- REAR RESTAURANT: A recent edition, this area provides seating for 14, with French door access to the rear trade patio.
- FRONT LOBBY: With access to LADIES AND GENTLEMEN'S TOILETS.
- TRADE KITCHEN: Equipped with a range of new catering facilities including convection oven, six burner range cooker, double deep fat fryer and upright stainless steel fridge and freezers.
- GROUND FLOOR CELLAR.

OWNERS ACCOMMODATION

Located at first floor level there is a deceptively spacious and modern OWNERS ACCOMMODATION comprising:

- 2 X DOUBLE BEDROOM
- MODERN FITTED BATHROOM
- MODERN FITTED KITCHEN
- OPEN PLAN LIVING/DINING ROOM
- SINGLE BEDROOM

- OFFICE
- UTILITY ROOM
- AIRING CUPBOARD

EXTERNAL

To the front of the property there is a small PATIO AREA providing two A-framed picnic benches.

To the rear of the property there is a TRADE PATIO with three picnic benches. There is an enclosed CAR PARK with space for 25-26 vehicles.

THE BUSINESS

The Fusilier operates as a traditional British public house offering a wide range of home cooked modern British classics. The business is supported by a loyal local trade as well as seasonal trade from those visiting the area during the summer months. The Fusilier offers a takeaway and delivery service which has taken off since Covid, proving to be highly popular especially with Sunday roasts.

The Fusilier is registered for weddings, naming ceremonies and renewal of vows, offering full venue hire and various wedding packages for up to 50 guests. Outside catering and bar facilities are also made available.

Trade profit and loss accounts for the year ending 31 March 2022 show a net profit of £262,413 which in turn generates a healthy gross profit of 63.2%. An adjusted net profit of £88,940 is produced. Further accounting detail can be made available to serious parties following a formal viewing.

The Fusilier is successfully operated as a family run entity which could well be continued by an incoming purchaser. The opportunity is ideal for experienced first time operators or first time buyers alike, with growing families that could be accommodated in the spacious residential areas above.

A new operator could further turnover with an increased social media presence as well as by putting their own spin on the already popular menu.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: Tendring District Council

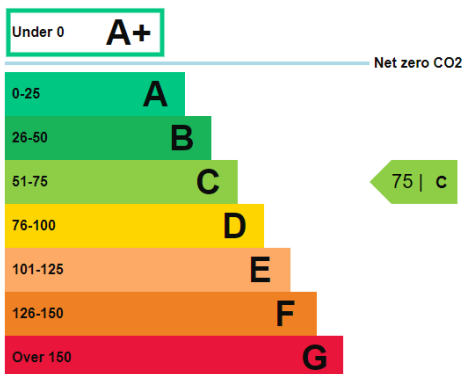
Rateable Value: £4,250 and is therefore exempt from business rates.



TENURE & PRICE

FREEHOLD £550,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.
or;

LEASEHOLD	£45,000 to include goodwill, fixtures and fittings. Stock
TERM	Negotiable
LANDLORD & TENANT ACT 1954	Outside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
DEPOSIT	A deposit equivalent to 3 month's rent in advance plus personal guarantors if the lease is taken as a Limited Company.
RENT	£22,000] per annum, paid monthly in advance
RENT REVIEW	Frequency of rent review to be negotiated
REPAIR LIABILITY	Full repairing and insuring lease agreement
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent



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