



The Village Maid

Heath Road, Bradfield, Manningtree, Essex, CO11 2UZ

Freehold £425,000

- Located in attractive village of Bradfield
- Two-storey detached public house
- Three trade areas (50-60)
- Two external trade areas (45-55)
- Two bedroom accommodation
- Busy wet-only business with scope to introduce food

Ref: 24662

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LOCATION

The Village Maid is situated in the attractive Essex village of Bradfield, in the Tendring District. Bradfield is a traditional village which has seen expansion in recent years including the construction of a number of large residential dwellings. The village houses a village hall, post office and holiday park.

The area is easily accessed via the A120 which in turn provides access to the A12, vital arterial route connecting East Anglia to London via Colchester and Chelmsford.

The Village Maid is a sizeable two-storey detached public house, of brick construction, under a pitch slate roof. Despite housing a number of charming features the property is not a listed building. The property has been well invested in and it is presented to a superb standard throughout.

TRADE AREAS

- BAR: L-shaped trade space with flagstone flooring, log burner and exposed timbers. Seating for 30-35.
- SNUG: Seating for 10-15.
- RESTAURANT/GAMES ROOM: Seating for 16.
- GENTLEMEN'S TOILETS
- LADIES TOILETS
- TRADE KITCHEN: With two four burner range cookers, double deep fat fryer, salamander, hot cupboard, under counter fridges and bain marie.
- DOMESTIC KITCHEN
- ON-LEVEL CELLAR

OWNERS ACCOMMODATION

Located at first floor level and comprising:

- TWO DOUBLE BEDROOMS
- LIVING ROOM
- SHOWER & W/C ROOM

It is our understanding that planning permission has previously been granted to extend the property further across a flat roof extension, which could be reinstated (subject to planning permission).

EXTERNAL

- BEER GARDEN: Seating for 30-40.
- SHINGLED TRADE PATIO: Potential to seat up to 40.
- FRONT CAR PARK: Space for five vehicles.
- REAR CAR PARK: Space for two vehicles.
- TRADE YARD: With SHED and OUTBUILDING STORAGE.

THE BUSINESS

The business has for many years been leased to a third-party operator, however is now back in hands of the seller, due to the tenant's retirement. The Village Maid operates as a wet-only freehouse which is extremely popular within the local community. It is our understanding that gross turnover currently stands in the region of £5,500-£6,500 per week. Further accounting detail can be made available following a formal viewing.

There is ample opportunity for a new owner to further increase turnover with the introduction of a food offering to the business.



TENURE & PRICE

FREEHOLD £425,000 to include goodwill, fixtures and fittings. 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.

LICENCES

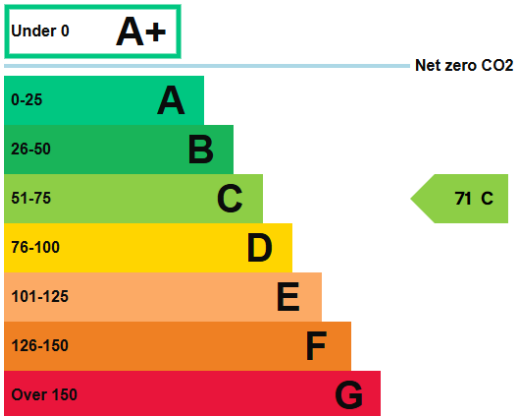
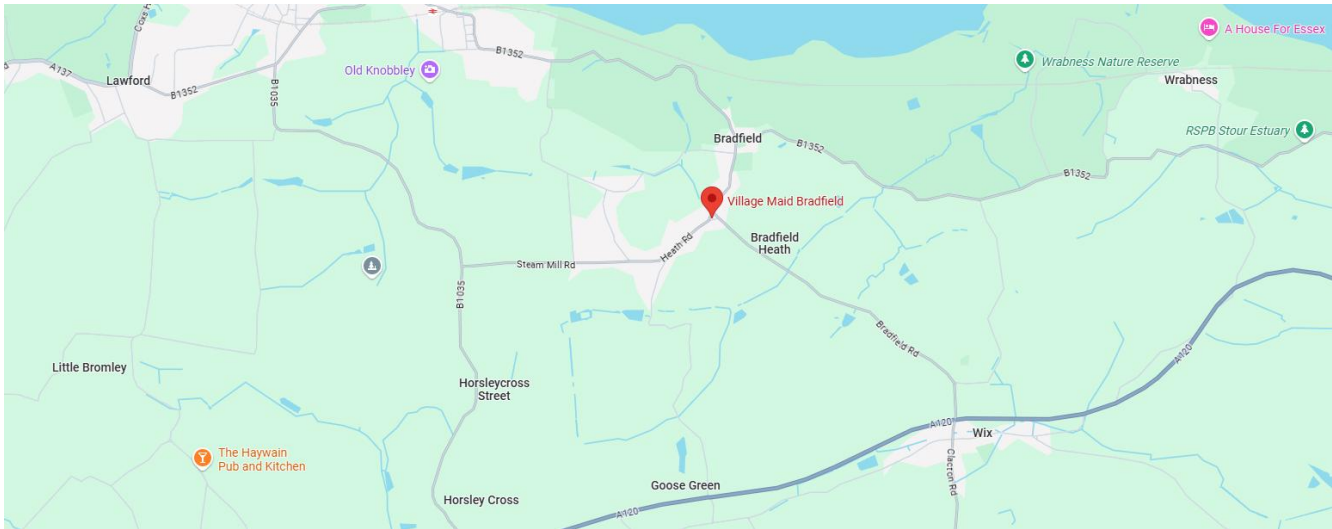
A full Premises Licence is held.

Local Authority: Tendring District Council

SERVICES

All mains services are connected.

Rateable Value: £5,400 as at 1 April 2023



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