

WOW

Business Opportunity



Beehive

Barrack Lane, Great Waltham,
Chelmsford, CM3 1ES

Facilities

Beer Garden • External Drinking Area • Catering Kitchen
Function Room • Smoking Solution • Team Games • Pool
Area • Car Park • Restaurant/Dining • Sky Sports



HAWTHORN LEISURE

Reference Number: 07041975/P0068

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Extensive Business Potential

The Beehive provides a welcoming community pub for drinkers and diners alike. This venue is bursting with potential for the right tenant, offering opportunities across wet and food led sales. The private accommodation is generous, therefore offering a substantial home and business in a great location.

DESCRIPTION

Centrally located in the picturesque village of Great Waltham with an excellent school nearby and only a 10 minute drive from the thriving town centre of Chelmsford, this site would benefit from an operator with the desire to be at the heart of this community pub.

PROPERTY FEATURES

Located opposite the village church and next to the local village shop and post office, the Beehive is located in the heart of the community. This two bar operation offers the opportunity to host local drinkers in one bar and diners in the other. There is also a spacious and attractive external area to the front of the pub which is popular during the summer months.

TRADING STYLE

There are two separate trading areas which are ideal as this means the drinking and dining trade can be accommodated simultaneously with neither restricting the operation of the other. The bar has bar billiards, AWP, large screen TV, a soft seating area plus tables and bar stools.

The restaurant can accommodate 36 covers and there is an area that is ideal for large parties or for small private functions. Externally there is a purpose built smoking area and a large patio and garden which is ideal for al fresco drinking and dining. The car park holds approximately 12 vehicles.

PRIVATE ACCOMMODATION

Good sized private accommodation which comprises of two double bedrooms, a lounge, kitchen, bathroom with separate toilet and there is an office space on the large landing. There is the benefit of plenty of storage as there is a large attic space which is accessible from both the lounge and bedroom one.



KEY FINANCIAL INFORMATION

Ingoing Cost: £TBC
Rent: £TBC

Please be aware Energy Performance Certificates are available from the landlord

The deal available, along with the required capital investment will be by negotiaion with the Business Development Manager.

Various Tenure options are available.

CONTACT

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