

THE HAND & CROWN

High Wych Road, Sawbridgeworth **CM21 0AY**

FOR SALE



**OFFERS IN EXCESS
OF £1,000,000**

Historic 16th century detached freehold
pub/restaurant occupying a prime position within
a large affluent Hertfordshire town location

**Lambert
Smith
Hampton**

The Opportunity

- Character 16th century detached pub/restaurant
- Large affluent town location
- Bar, lounge & restaurant (70 seating)
- Trade garden incorporating glass effect domed "dining pods"
- 2 self-contained owner/manager flats
- 0.4-acre grounds including car park (56 spaces)
- Net annual sales of £940K (67% gross profit)



Description

The Hand & Crown is a character, detached 16th century pub and reputed to be one of the oldest inns in Hertfordshire - once a favoured hostelry of King Henry VIII and his then wife, Anne Boleyn.

Built of brick under a pitched clay-tiled roof, the property features colour-rendered elevations and single storey extensions to both the side and rear.

Set within approximately 0.4 acres, the inn occupies an elevated position and includes a 56 space tarmac car park, along with rear trade gardens that feature two distinctive all-weather "dining pods" offering year-round alfresco dining.

Internal Details

- Bar, lounge, and dining areas (70 covers)

N.B. Plans have been drawn up by the current owners to extend the property to the rear by circa 180 sqm to create a new restaurant area and re-sitting of the ladies, gents and disabled WCs.

External Details

- Circa 0.4 acre grounds
- Trade garden (30+ seating)
- Two large (12 cover) and one small (6 cover) glass "dining pods"
- Tarmac car park (56 spaces)

Additional Areas

- Ladies & Gents WC's
- Well fitted catering kitchen
- Ground level cold beer store
- **Two separate self-contained manager/staff flats (two bedroom and one bedroom)**



Location

Located in a well-established and densely populated residential area, the property sits on the southern outskirts of the affluent town of Sawbridgeworth, just off the A1025 Harlow Road. It lies approximately 4 miles south of Bishop's Stortford and 2 miles north of Harlow, both major neighbouring towns.

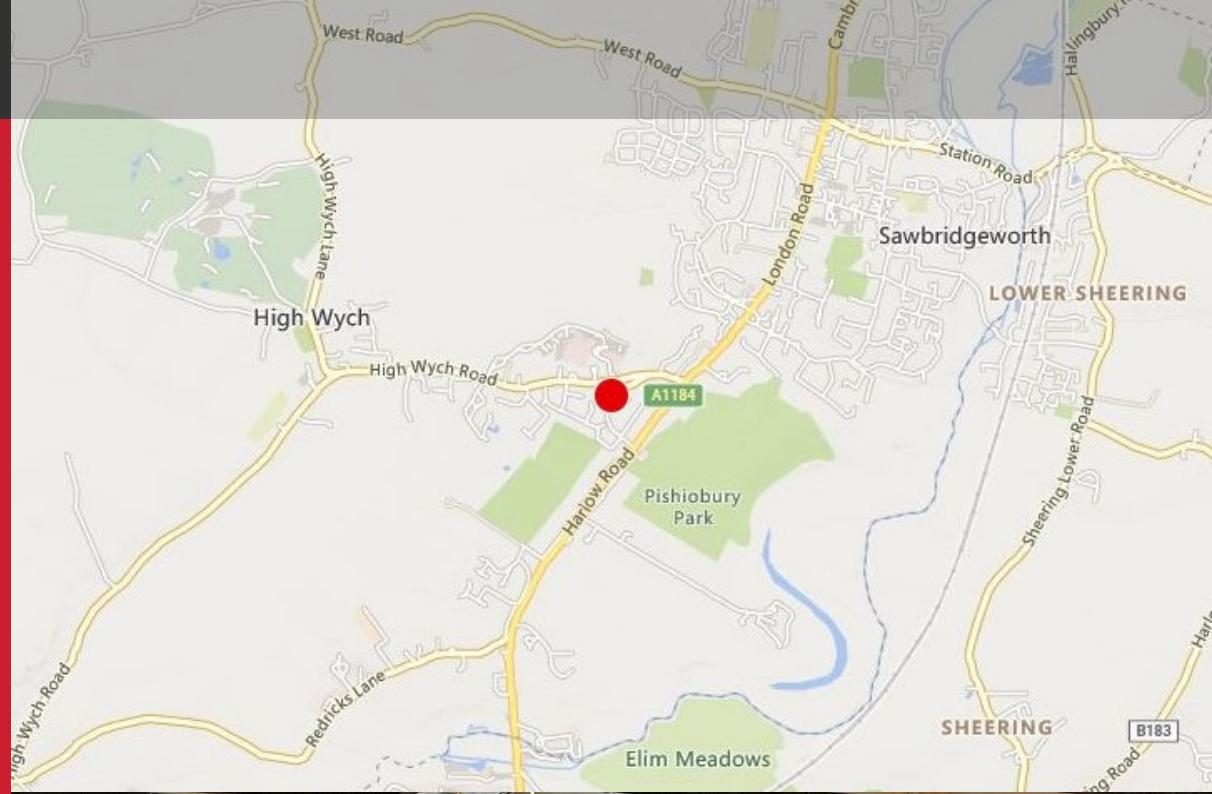
The wider area is set for significant growth, with plans for more than 100,000 new homes to be constructed over the coming years. This large-scale development is expected to substantially increase the already sizeable local population.

Trading Information

Management figures for the 12-month trading period (end December 2025), show a net turnover of £941,581 with an actual net profit of circa £180,000.

The current trade split is approximately 80% food and 20% wet sales.

Further information can be provided upon request.



Additional Information

OPENING TIMES

Monday to Saturday 12 noon - 23:00

Sunday 12 noon - 19:00

EPC

C63

TENURE

Freehold.

STAFF

All current unit staff will be transferred with the business under TUPE (Transfer of Undertakings with the Protection of Employment). Details can be provided during the buyer due diligence process.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TRADE FIXTURES & FITTINGS

The trade fixtures and fittings at present in the property are owned outright and included within the sale.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the agents.

Contact

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