

CONFIDENTIAL PUB ASSIGNMENT

Bures **C08**

TO LET



CONFIDENTIAL SALE

**£120,000
LEASEHOLD**

Character "free of tie" pub/restaurant in
picturesque Essex village location

**Lambert
Smith
Hampton**

The Opportunity

- Large character detached pub/restaurant
- Immaculate decorative order throughout
- Picturesque rural village location
- 0.83 Acre grounds, overlooking open farmland
- Over 126 internal covers
- Car park (50 spaces) & extensive trade gardens
- 2-bedroom owners' accommodation
- Net takings in excess of £455k p.a. (65% GP)



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Description

A large 2-storey detached property of traditional brick construction, offered in excellent decorative order (over £245K of refurbishment works undertaken in 2019). The external elevations present a multi-textural finish consisting of painted render and decorative coloured timber cladding. The primary structure is covered by a pitched roof clad in natural slate, with subsequent modern extensions (both flat and pitched-roof designs) added to the front, side, and rear elevation.

The internal trade areas feature a spacious, open-plan 80-cover restaurant complete with two fitted log burners, wood-effect flooring, and twin glazed doors that open directly onto a rear trade patio. Complementing the main restaurant is a generously sized, two-section bar area alongside a separate, intimate private dining room.

The first-floor area consists of a two bedroomed self-contained owner's flat.

Externally, the property is set within in its own elevated 0.83-acre grounds incorporating a newly built raised rear patio terrace, 50 space tarmac car park, extensive trade gardens and panoramic views over open farmlands and countryside.



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Location

The pub is set in a highly attractive destination, located on the outskirts of a historic civil parish nestled along the picturesque River Stour valley. It sits on a generous 0.83 acre plot offering panoramic views, ample customer parking, and expansive outdoor seating potential. These extensive, versatile gardens also offer incredible scope for large-scale events, summer festivals, garden parties, car rallies, or enthusiast club meets.

Internal Details

Public trade areas:

- 2 sectioned bar areas (30 seating)
- Restaurant (80 covers) - 200 covers on a Sunday
- Private dining area (16 covers)

Additional Areas

- Ladies, gents and disabled WC
- Extensively fitted commercial kitchen with up to date equipment plus walk in chiller, prep areas and ancillary storage
- Basement beer cellar & spirits store
- Managers office

Owners Accommodation

- Two bedrooms on the first floor with a kitchen/dining room, lounge and bathroom.

External Areas

- Large lawned beer garden (40 seating)
- Outdoor rear bar area
- Front seating area (16 seating)



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Business

The pub operates as a traditional pub and restaurant, providing a wide range of keg and cask ales alongside a comprehensive daily food menu that changes regularly to reflect seasonal availability. Dishes are freshly prepared and include a variety of meat, fish and vegetarian options, with an average spend of £40-£50 per head. A dedicated Sunday menu offers traditional roasts and popular pub classics. In addition, the business operates a fixed-price weekday "Bottomless Afternoon Tea" menu.

As well as hosting a variety of events, including themed dinner evenings, garden parties and festivals, the entire pub can also be hired for private functions such as weddings, wakes and corporate events.

The extensive gardens and outdoor seating areas also offer incredible scope and space for large-scale events, summer festivals, garden parties, and car rallies or club meets.

The pub enjoys robust support from both the local community and the numerous surrounding towns and villages. The property also attracts a steady stream of visitors, including walkers and hikers exploring the nearby trail networks, together with tourists visiting the region's historic attractions.



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Additional Information

TENURE

The pub is held on a private “free of tie” lease for a term of 20 years commencing November 2006. The current rent is £38,000 per annum which is due for review in October 2026 and five yearly thereafter. The lease is protected with the Landlord & Tenant 1954 Act.

BUSINESS RATES

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

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.

RATEABLE VALUE

As of 2026 - £29,500.

EPC

D.

VIEWINGS

Strictly by prior appointment through the agents.

Contact

For more information please contact:

NEIL MORGAN

M 07355 610861

E nmorgan@lsh.co.uk

GEORGE GILPIN

M 07702 624211

E ggilpin@lsh.co.uk

FELIX LAPIDUS

M 07701 231320

E flapidus@lsh.co.uk

lsh.co.uk

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