

GRAY & SONS (CHELMSFORD) LIMITED

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To Let on a new 6 Year Tenancy

THE CRICKETERS

143 Moulsham Street, Chelmsford, Essex. CM2 0JJ



Summary

The Cricketers is a wet led town pub located near the top end of Moulsham Street, one of the main pub circuits in Chelmsford, being a short walk from both the city centre and the County Cricket Ground. The pub attracts a strong locals trade as well as passing and circulating drinkers.



Front Bar

The Property

The Ground Floor comprises main Front Bar with a partially segregated area for pub games and a rear Top Bar, both with single bar serveries and linked by a corridor housing Gents and Ladies toilets.

Access to the cellar and the domestic accommodation is from behind the bar area, with the trade kitchen located to the side of the Top Bar and also accessed from behind the bar.

The basement cellar includes a bottle store and an enclosed, insulated cold room for beer storage and dispense.

To the rear of the property is an enclosed beer garden/patio, accessed from either the street or from the Top Bar.

The private accommodation is located on the first floor and comprises 2 Bedrooms, Lounge, Bathroom and Office (which could be used as a third Bedroom).



Front Bar with Servery

Trading Style

Our current tenant has been in The Cricketers since 2012 and has built a solid wet led trade around an interesting range of Beers and Lagers and supported by a food offering of bar food and pub classics. Whilst there are currently no teams, pub games are available and live sports events are shown.



Top Bar

Our Agreement

The Tenancy is for 6 years and is on a rolling basis. You must buy all beers and lagers from us, but you are free of tie for ciders, wines, spirits and minerals.

As well as supplying most of the main national brands, we are proud to support local breweries, which in turn ensures that a Gray & Sons pub feels like a freehouse – something which we know is important to you and your customers.

While we no longer brew our own beers, we still uphold the values of the traditional brewery tenancy and enjoy a close relationship with our tenants.

A summary of each of our responsibilities can be found [here](#)



Partially covered Patio Area

Rent

The rent is £21,000 per annum plus vat and is reviewed every three years.

We don't link the rent to inflation, so once the rent is set it won't change for three years.

The only exception would be if we invest in any major improvements to the premises.

The rent is due monthly and apart from beer invoices, there are no other charges from us.

Some Numbers to give you a flavour.

We don't get to see Tenant's accounts, but we do know how much beer we have delivered.

Beers and Lagers (in Brewer's Barrels Bbl, 1 Barrel being 36 Gallons)

2019 – 226 Bbl

2020 – 115 Bbl (Covid Restrictions)

2021 – 172 Bbl (Covid Restrictions)

2022 – 200 Bbl

2023 – 181 Bbl

2024 – 209 Bbl

Rateable Value

The current rateable value for business rates calculations listed on the Government website is £14,500.

Estimate of Ingoing Costs

We anticipate the incoming tenant having funding of circa £28,000 to cover the purchase of the stock and inventory as well as the Security Deposit of £4,000.

Above this, you will also need sufficient working capital to continue the business.

Next steps

If you want to have a look, we ask that you visit discreetly as a customer at this stage.

To apply for the tenancy, please submit an Application Form, which can be downloaded [here](#).

We would also like to see a brief business plan detailing your ideas for the pub.

Should your application progress further, we will arrange a full viewing for you.

Finally, we will require you to hold a Personal License and have completed the B.I.I PEAT (Pre-Entry Awareness Training) Course – this is easily available online and gives you a good insight into what a typical tenancy involves.

Any Questions ?

If there is anything else you would like to know at this stage, feel free to call us on 01245 475181 and ask for Colin Summers.