

# GRAY & SONS (CHELMSFORD) LIMITED

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To Let on a new 6 Year Tenancy

## THE ROUND BUSH

Fambridge Road, Mundon, Essex CM9 6NN



### Location

The Roundbush is located beside the main road from Southminster/Burnham to Maldon/Danbury and within easy reach of a major new housing development being built on the outskirts of Maldon, approximately 3 miles and less than 5 minutes' drive away.

Surrounded by open countryside there is a large, enclosed beer garden with barbecue area and patio (see picture below) as well as a further similar sized plot which could be developed into a camping area.



## **The Property**

Internally the property is in excellent decorative order throughout and comprises Main Bar with servery (see photo below), Lower Bar leading to Toilets and Function Room with direct access to rear beer garden.



There is a good-sized trade kitchen with ample storage to the side of the main bar and a ground floor cellar behind the servery.

The private accommodation is located on the first floor comprising master bedroom with fitted wardrobes, lounge, toilet, second bedroom and large bathroom with shower.

## **Trading Style**

For many years, The Roundbush has included a café within its trading style, which in recent years has become the core business.

With the development of Maldon and the shift in trade generally, we are looking for a tenant to refocus The Roundbush as a more traditional destination food pub whilst capitalising on both the open countryside feel and the extensive outside areas.

## **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 most of the main national brands we are proud to support local breweries which in turn ensure 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](#)

## **Rent**

The rent will be £18,000 plus vat which is reviewed every three years, although a start up rent will be offered to assist in the early days while the business is being re-focused.

We don't link this to annual 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 – 27 Bbl

2020 – 12 Bbl (Covid Restrictions)

2021 – 16 Bbl (Covid Restrictions)

2022 – 19 Bbl

2023 – 13 Bbl January-August

## **Estimate of Ingoing Costs**

The ingoing costs to be around £25,000, the majority of which will be the cost of the Tenant's Inventory which has been valued at £12,000.

The rest is made up of a month's rent in advance, a Security Deposit of £4,000 and sufficient working capital to re-stock and start up your business.

## **Next steps**

To apply, 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 – please note that the site is currently closed.

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.