

# GRAY & SONS (CHELMSFORD) LIMITED

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To Let on a new 6 Year Tenancy

## THE COCK

218 High Street, Chipping Ongar, Essex CM5 9AB



### Location

The Cock is located in a prominent position on the High Street within the affluent market town of Chipping Ongar.

On street parking is available nearby and there is a public car park next door serving the library and the town in general.

The High Street comprises numerous independent shops with Budworth Hall venue directly opposite the pub and The Epping Ongar Railway a couple of minutes' walk away.



*Main Bar Interior*

## **The Property**

The front door leads directly into the Main Bar which is laid out informally with loose furniture and pew seating for approximately 35 people around a central fireplace with wood burner. The servery is at the far end of the bar with a utility room and ground floor beer cellar directly behind.



***Main Bar Interior***

Ladies and Gents toilets are located towards the rear of the bar with the trade kitchen at the back of the building, leading out to a yard housing additional utility/wash-up and walk-in fridge/storage areas.

There is a patio running down the side of the pub with an additional 15 seats.

A staircase from the main bar leads to a first floor reception, off of which is a unisex toilet, two private dining/meeting rooms and a large Restaurant bar split into three areas over two levels and seating 40 covers with its own fully equipped servery.





***First Floor Bar***

### **Trading Style**

Until recently, the site traded as a bar and tapas style restaurant, but the layout and feel of the pub lends itself to a blend of traditional pub style drinks trade along with a food offering which can either be incorporated or separate from the main bar.

We are looking for an operator who will revitalise the local, community led pub trade thereby maximising the wet sales that have historically been a key part of the trade.

### **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 is £20,000 per annum plus vat which is reviewed every three years, although a start-up rent will be offered to the right operator to assist the re-launch of the business.

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 – 159 Bbl

2020 – 56 Bbl (Covid Restrictions)

2021 – 53 Bbl (Covid Restrictions)

2022 – 40 Bbl (including an extended period of closure)

7 months January-July 2023, 47 Bbl

### **Estimate of Ingoing Costs**

We have estimated the ingoing costs to be around £44,000 the majority of which will be the cost of the Tenant's Inventory at £30,000 and a Security Deposit of £4,000.

Above this, you will also need sufficient working capital to restock and start up the 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.