

# GRAY & SONS (CHELMSFORD) LIMITED

Signals Lane, Galleywood, Chelmsford, Essex, CM2 8RE

Telephone: (01245) 475181

[enquiries@grayandsons.co.uk](mailto:enquiries@grayandsons.co.uk) [www.grayandsons.co.uk](http://www.grayandsons.co.uk)

## PUBLIC HOUSE TENANCY AVAILABLE

**NAME:** THE ROSE INN

**ADDRESS:** BURNHAM ROAD  
SOUTHMINSTER  
CM0 7BL

**TENANTS NAME:** JACQUELINE AINGER

**TELEPHONE NUMBER:** 01621 773919

**TRADE (BEER ONLY):** 2016: 74 barrels  
2017: 56 barrels  
2018: 35 barrels

**RENT :** £16,000 Per Annum  
Payable monthly in advance

**INVENTORY (Estimated):** £12,000

**HOUSE DETAILS:**  
TWO BAR PUB, CONSERVATORY, TRADE KITCHEN, BEER GARDEN, CAR PARK.  
JUST HAD A TOTAL REFURBISHMENT OF THE BAR/BAR AREAS/TOILETS ETC

**OTHER INFORMATION:**  
PRIVATE ACCOMMODATION - 1 BEDROOM, LOUNGE, BATHROOM, WC

Quarters rent in advance is held as a deposit

**APPLICATIONS TO BE RECEIVED BY:** 6<sup>TH</sup> SEPTEMBER 2019

**TARGET CHANGE DATE:** AUTUMN 2019

**APPLICANTS TO HAVE A QUIET DRINK IN THE PUB.**

After short listing and prior to interview arrangements can be made to view the whole premises.