

GRAY & SONS (CHELMSFORD) LIMITED

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To Let on a new 6 Year Tenancy

THE TULIP

Seven Ash Green, Springfield, Chelmsford Essex CM1 7SE



Location

The Tulip is a prominent, well known public house on a busy 'cut through' route into and out of Chelmsford city centre, located in the desirable suburban area of Springfield.

The immediate area is residential, with Chelmsford Station approximately 10-15 minutes' walk away.

There is a large car park to the side of the property and as well as a private garden with double garage for the tenant's use, the trading area is boosted by an extensive partially covered patio area to the rear of the building (pictured below).



The Property

The extensive single bar servery accommodates three very different trading areas.

A link to the floor plan can be found [here](#).

The single storey extension 'Public/Sports' Bar houses pool table, TVs showing live sports, with Gents, Ladies and Disabled toilets to the side. This is one of the two entrances to the pub, opening onto the car park.

The central 'Snug' Bar seats 12 and has a warm, locals feel.

The 'Lounge' Bar, along with The Snug, is in the original part of the pub and has a more traditional feel, seating a further 24 customers with a further set of Ladies and Gents toilets.





Public (Sports) Bar (above) and middle **Snug Bar** (below)

Lounge Bar

Behind the scenes there is a ground floor beer cellar and bottle store, with a trade kitchen directly behind the bar.

The first floor private accommodation is in excellent decorative order and comprises a large fitted kitchen, shower room, toilet, lounge and three bedrooms.

Trade

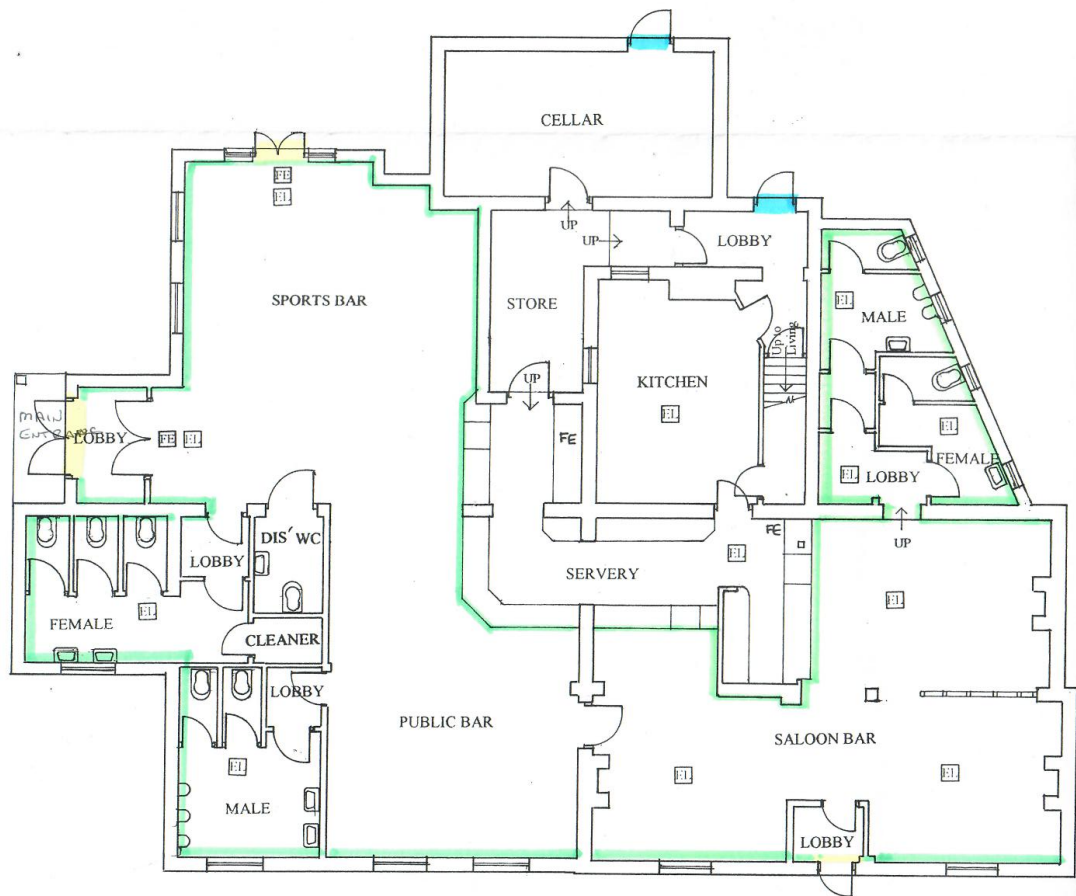
The current tenants are retiring at the end of March 2025 after running The Tulip for 25 years.

Having maintained a solid reputation as a popular wet led community focussed pub during this time, we are looking for new tenants to take on the existing trade and view it with a fresh pair of eyes.

Live sports are shown regularly and the pub hosts darts and pool teams.

Whilst food does not currently play a prominent part in the trade, those in the know can certainly vouch for the quality of the Sunday roasts.

Tulip Ground Floor Plan



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 £28,000 per annum plus vat which is reviewed every three years, unless we agree to make any major improvements to the property which would trigger an interim rent review.

We do not link our rents to inflation, so once the rent is set it won't change until the next review.

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

Rateable Value

The current rateable value for business rates calculations listed on the Government website is £26,000.

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 – 202 Bbl

2020 – 78 Bbl (Covid Restrictions significantly reducing trade)

2021 – 117 Bbl (Covid Restrictions significantly reducing trade)

2022 – 138 Bbl (Tenancy Change May 2022)

2023 - 139 Bbl

Latest Moving Annual Total 149 Bbl (as of 30/09/2024).

The AWP machine income is shared equally between the tenant, the supplier and ourselves, and the tenant.

We do not take a share of pool tables, juke boxes and other ancillary equipment.

Estimate of Ingoing Costs

We have estimated the ingoing costs to be around £25,000, the majority of which will be the cost of the remaining Tenant's Inventory and stock, along and a Security Deposit of £4,000.

Above this, you will also need sufficient working capital for your business.

Next steps

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

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

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

We will also need to see a business plan detailing your ideas for the pub.

Prior to interview, 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.