

GRAY & SONS (CHELMSFORD) LIMITED

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To Let on a new 6 Year Tenancy

THE STAR

Baddow Road, Chelmsford CM2 7PZ



Location

The Star is located on the busy Baddow Road, one of the main arteries into Chelmsford city centre, approximately 10 minutes' walk away. It is a one bar, end of terrace Community style pub surrounded by residential accommodation.

The entire property, including the domestic accommodation, is in excellent decorative order following a full refurbishment and modernisation of the building in 2023.

There is on street parking available nearby, and two private spaces for tenant/staff vehicles at the side of the property. Behind the pub is an enclosed beer garden and a lock-up shed/store.

The Property

The single bar servery faces the trading area with seating for 30, and is naturally divided by a central chimney breast with wood burner.

The bar area has multiple television screens showing live sports and there is a darts board on one side wall. Customer toilets are accessed from the side of the servery area.

Behind the bar servery is a galley kitchen for both the tenants' own use and for preparing bar snacks and light meals for customers.



Bar Servery and Trading Area

The beer cellar and bottle store are located in a detached annex behind the kitchen and the first floor private accommodation comprises Lounge, two Bedrooms and Bathroom with large shower cubicle..

Trade

The wet led trade includes regular quiz nights, other event nights and live sports.

The pub also hosts Ladies, Men's and mixed Darts Teams as well as a Cribbage team.

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 £18,000 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 £4,100.

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 – 86 Bbl

2020 – 10 Bbl (Covid Restrictions significantly reducing trade)

2021 – 56 Bbl (Covid Restrictions significantly reducing trade)

2022 – 62 Bbl

2023 - Closed until November 2023.

2024 - 12 Month Annual Total 58 Bbl (as of 31/10/2024).

Although not currently sited, any AWP machine income will be 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 with 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.