

## Griffin

64 Main Road, Danbury, Chelmsford, Essex, CM3 4DH



### PUB OVERVIEW

A really exciting opportunity awaits!

This beautiful pub sits in an ideal location with a modern inviting interior. There is a large function room on site, large car park and is situated on a busy main road. The Griffin has been known as a destination Pub with a quality dining experience, we believe this can be re launched and grown to maximise the excellent potential.

There is plenty of potential to grow the business in a busy market place, locals are keen to see change in this pub and the support from the village is strong. This site is an ideal pub for someone with ambition and exciting new ideas.

### BUSINESS INFORMATION

Entry cost from:

£34,225

Annual rent:

£50,000 per annum

Agreement

Tenancy - Standard Tenancy

Forecasted Operator Machine Profit:

£0

Forecasted Operator Profit (including machine profit):

£47,707

Forecasted Operator Turnover:

£420,000

Average Beer & Cider Discount\*:

Blended £36

\* dependent on sales mix

Type of Tie:

Full tie: Access to Discounted Wines, Spirits & Minerals Price List

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## FACILITIES



TRADE BAR



CAR PARK



DINING AREA



FUNCTION ROOM



PUB GARDEN



TRADE KITCHEN



TRADE PATIO

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## LOCATION

Danbury is a village in the City of Chelmsford, in the county of Essex, England. It is located 33.5 miles northeast of Charing Cross, London and has a population of 6,500.

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## CURRENT PREMISES LICENCE OPENING HOURS

Monday - Sunday - 10:00am - 00:30am

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## About the business

### TRADE SPACE

You have one main bar in the middle of the pub with dining areas around it, the outside offers seating for customers

TRADE SPACE	
Bars	1
Car park spaces	12
Dining rooms	2
Food covers	60
Function rooms	1
Gardens	1
Trade kitchens	1
Patio areas	1

## PRIVATE ACCOMMODATION

Well decorated, maintained to good standard

PRIVATE SPACE	
Private Rooms	7
Lounge	1
Single Bedrooms	1
Double bedrooms	2
Private Kitchen	1
Bathrooms	1
Toilets	1

## FINANCIAL INFORMATION

Entry costs approx £34,225 which includes fixtures and fittings, stock, glassware, crockery, cutlery, fuel and cleaning materials, legal, brokers and stocktaking fees, training fees, schedule of condition, working capital and deposit (25% of head rent, minimum £6,000).

## RENT INFORMATION

Annual rent	£50,000 per annum
Weekly rent	£961.54 per week fixed
Notes	£50,000 per annum, £961.54 per week fixed and subject to annual RPI increase, which is capped. Paid weekly by direct debit. Machine income free of tie.

Brokers	£750	Legal	£825
Deposit	£6,000	Stocktaking fees	£150
Fixtures & fittings	£20,000	Working capital	£2,000
Other costs	£4,500	Total entry cost	£34,225

## ESTIMATING TURNOVER

You will need to estimate the turnover you expect to achieve from the pub, with regard to food and accommodation (if applicable). Barrelage figures are given to assist you with calculations.

Calculators to help you are available on the business planning section of our website.

## TRADING VOLUMES

YEAR	BEER (BRLS)	WINE & SPIRITS (LTRS)	MINERALS (LTRS)
2018/19	70	131	4,904
2017/18	77	166	5,136
2016/17	75	155	5,009
Volume notes			



“The Griffin sits in the heart of the beautiful village of Danbury. Located on a main road with plenty of parking for customers, i am looking for a new operator with a passion for high quality dining. It is well presented inside and out with living accommodation above. This is truly an exciting opportunity for someone to take this pub and grow its market share.”

**James Pearson,** Business Development Manager

## WHY CHOOSE US?

By choosing Greene King, you'll be joining one of the UK's most successful and respected leased and tenanted pub companies. With a heritage of running pubs and brewing beer that can be traced back over 200 years, at Greene King we're proud of our history and confident that, as the country's leading pub retailer and brewer, we can help make your pub the success it deserves to be.