admiral
TAVERNS



BRITISH FLAG, HARWICH

HARWICH, CO12 3DD

- Great internal & external condition
- Zero* Business Rates
- Starting rent of £50 p/w (net) available

YOUR INVESTMENT:
£7,500

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The British Flag is situated on the historic coastal port of Harwich on the North Eastern edge of Essex close to Colchester and Clacton. It's a historic area with the port close by that still handles large commercial freight as well as a ferry links to the Hook of Holland. Together with Dovercourt the population is over twenty thousand and there are train links to Colchester, Ipswich and London (ninety minutes) from the nearby Harwich Station. There are several amenities all within walking distance to the pub which is located just of the A120 West Street surrounded by residential housing and businesses.

Pub Layout

On entrance you are greeted by a large L-shaped single bar layout with comfortable mixed seating to the front and a games area to the back of the pub including a pool area. There is a medium size rear patio garden that is in good order and provides a good sunny area to sit and drink.

TRADING STYLE

The British Flag is in the heart of Harwich and very close to the sea! It attracts an array of visitors including those working at the nearby docks and is also known locally as a community pub serving the community and families. The British Flag is part of a small old town circuit with other pubs and tends to trade better later in the day and evening. Live music plays a key part of attracting customers with karaoke and live acts a common theme on Friday and Saturday evenings.

ACCOMODATION

Private Accommodation

The private accommodation is located on the first floor and can be accessed internally which consists of three bedrooms, kitchen, bathroom and is in good condition.

FINANCIAL

Annual Rent: £15,000 – Starting rent of £50 p/w (net) available.
Security Deposit: Initial deposit of £2,500 building up to £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £1,500
Stock: £3,500
Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

The British Flag has plenty of scope to develop its offer further such as an excellent real ale offer, tasty back bar food options and live entertainment. Making more use of the attractive rear garden is also key here. The spacious layout of the trade area, lends itself to welcoming pool and darts teams and this could form a beneficial and additional revenue stream for the business.