admiral
TAVERNS

Cherry Tree, Colchester

CHERRY TREE, COLCHESTER

BRIGHTLINGSEA, CO7 0JF

- Ideal starter pub
- Recent external refurbishment
- Zero* Business Rates

YOUR INVESTMENT:
£10,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Cherry Tree is situated in the seaside town of Brightlingsea, Essex, just a 15 minute stroll from the harbour and beach towards the top of the town in a quality residential area. A picturesque location on the River Colne between Clacton and Colchester, Brightlingsea has a population of around 8,500 people, making it a popular place for commuters and visitors. This is a smart town with an abundance of history, culture and scenic beauty. Boasting a wealth of commercial ventures it has plenty of local unique shops as well as bigger stores in the town centre with Victoria Place hosting many local businesses. With varied food and drink in abundance coupled with a fantastic combination of coastal and inland walks, Brightlingsea is an idyllic place to live and take holidays to. Colchester is the closest city, 10 miles south east of Brightlingsea, accessible by the B1029 and it has plenty of art galleries, historic buildings, a popular University and a very famous zoo.

Pub Layout

The outside of the pub is in good condition and consists of 2 separate trading areas, one at the front, and one at the rear. As you enter, there is the main drinking area with an L-shaped bar, a mixture of low and high level seating as well as sports area with pool table and darts board. The second area is more of a lounge or perhaps an eating space for up to 25 covers, served by another small bar which connects on to the main bar. There are a set of toilets in between both which are in good condition. The trade kitchen was updated a few years ago and can deal with an array of menu options. Externally, the Cherry Tree has a car park with around 10 spaces and also has two areas for al fresco drinking and dining. The front area has benches to enjoy the sun and the rear has a lovely decking and faux grass area with cosy enclosed booth seating as well as picnic benches and outdoor sofas.

TRADING STYLE

The Cherry Tree is located to the outskirts of the town centre but very much walkable and close by to all the amenities. The pub is a traditional community local with the added benefit of a trade kitchen and separate restaurant seating area where guests can enjoy their meals away from team sports which take place in the bar. There are active pool and darts teams in place already and these activities throughout the week ensure a steady stream of customers at the Cherry Tree alongside regular family events throughout the year that are extremely popular within the community.

ACCOMODATION

Private Accommodation

The private accommodation consists of two bedrooms, lounge and private bathroom all of which are in good condition.

FINANCIAL

Annual Rent: £16,500
Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £3,500
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

Admiral Taverns are looking for an energetic and dynamic licensee who will enjoy engaging with the vibrant local community and really putting the Cherry Tree at the forefront of Brightlingsea. They will have clear plans to increase and promote the food side of the business where there are plenty of opportunities for business growth. The new licensee will continue with the excellent cask ale range on offer and ensure that the drinks selection is consistently maintained to support the trending business needs and to grow the already popular following. One key opportunity is to premiumise the range in the pub, and broaden the appeal with a quality wine and gin menu. Keeping the activity constant at the Cherry Tree will be of upmost importance and the ability to use social media for marketing purposes will be key to ensuring locals are always up to date with what's going on.