



WELSH PRINCESS, RAYNE

RAYNE, CM77 6RW

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Description

The Welsh Princess enjoys a prominent roadside position in the village of Rayne, located just one mile from the centre of Braintree. This charming village benefits from strong local demographics and convenient transport connections with Braintree train station approximately two miles from the pub. There are also plenty of bus routes including connections to the airport and surrounding towns. Adjacent to the pub is a popular Indian restaurant, adding to the local dining scene and the main competition in the area is The Swan, another established pub within the village.

Pub Layout

The pub itself is a quaint and traditional venue and has been sympathetically upgraded over the years. Walking up the few entrance steps into the pub, you arrive straight into the main trade area which is one large open space accompanied by a long bar servery. Well laid out with a mixture of low and high level seating, the Welsh Princess has lots of natural light and character beams to add to its charm as well as space for a pool table and darts board. To the rear of the pub, you will find a well designed, compact trade kitchen and externally the pub is furnished by an external drinking area and car park.

TRADING STYLE

The Welsh Princess has a good premium range and offers plenty of variety for all to enjoy. A small food offer does well, with themed evenings really taking off and small plates becoming more and more popular. Tapas style dishes are also well received at the pub and have proven to be a very popular choice with the community. There are weekly teams that use the pub as their home turf and also an avid band of football supporters who regularly bring in the weekly trade with Sky and TNT being popular additions to the site. Music also features highly at the Princess, and bands are often the Saturday night entertainment of choice, followed closely by Open Mic nights and karaoke.

ACCOMMODATION

Private Accommodation

The private accommodation consists of two bedrooms, a lounge, kitchen and bathroom.

FINANCIAL

Annual Rent: £25,500

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,500

Stock: £4,500

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 further details and specialist information please contact the



Sports Driven



Community
Local



Food
Preparation
Area



Cask Ale



Live Music



Kitchen



Sports Teams



Car Park

BDM VISION

This is an amazing opportunity for an experienced licensee (s) who will continue to engage with the local community and provide a consistent offering to the village and surrounding villages. Ideal for someone who loves to be hands on and that has a wealth of knowledge in working with people and running pubs that deliver a great hospitality experience. Having a very active rhythm of the week will see the Welsh Princess really excel within the community and having a jam-packed calendar of events such as charity days and bank holiday fun days will really push this pub to it's maximum potential. The Welsh Princess really needs to be the hub of the local area and with the right operator, we believe that it can whole-heartedly be that venue.



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