



THE SHEPHERD & DOG

Moor Road, Langham, Colchester, Essex, CO4 5NR

LEASEHOLD: £25,000 | ANNUAL RENT: £35,000 | REF: 1456982

KEY HIGHLIGHTS

- New Free-of-tie Lease available
- Bar & Restaurant area for 60 covers
- Beer Garden with seating for 80
- Car Park for 15 vehicles
- Three bed operator's accommodation
- 0.4 acre site, GIA 2961 sqft, EPC rating D



DESCRIPTION

Nestled in the pretty village of Langham just north of Colchester, The Shepherd & Dog is a warm, community-focused village pub offering a blend of traditional charm and modern hospitality. First established as a beerhouse in 1848 and later rebuilt in 1929, it has long been a local landmark and a welcoming gathering place for residents and visitors alike.

LOCATION

The Shepherd & Dog occupies a prominent position in Langham, a picturesque village set in North East Essex, just a short drive from Colchester and conveniently located close to the A12. The pub sits near the heart of the village, easily accessible for residents, walkers, and travellers passing through the area. Its proximity to the A12 provides excellent transport links towards Colchester, Ipswich, and the wider region. Colchester train station is a 15 minute drive away with direct connections to London.

EXTERNAL DETAILS

Externally, the pub benefits from attractive outside seating areas, with tables positioned to the front of the property as well as within a spacious beer garden, offering ample opportunity for outdoor drinking and dining. The site also includes a practical off-road car park with capacity for approximately 20 vehicles, providing convenient access for customers and enhancing the pub's appeal as a destination venue.



THE OPPORTUNITY

This is an excellent opportunity to take on a new free-of-tie lease, offering incoming operators the freedom to shape the drinks range and develop the business to suit their concept. The owner is flexible regarding the lease term, allowing discussions to be tailored to the needs and vision of the prospective tenant. All offers should be accompanied by proof of funds, a CV, a business plan, and relevant references to ensure a strong and well-supported proposal.

INTERNAL DETAILS

Inside, the pub offers comfortably 60 covers across its well-presented bar and restaurant dining areas, providing a flexible layout suitable for both casual drinking and seated dining. It benefits from a fully equipped commercial kitchen, along with well-maintained ladies and gents WCs. On the first floor, the property includes a three-bedroom private flat complete with three bathrooms, making it ideal for on-site staff accommodation or operator use.

FIXTURES & FITTINGS

All fixtures and fittings are owned outright and included with the granting of a new lease.



TRADING INFORMATION

There is no trading information available.

TENURE

Leasehold, we are granting a new lease with vacant possession.

New Lease Term	5/10 years
Repairs	A fully repair and insuring lease
Rent	£35,000pa
Rent Payable	Monthly in advance
Deposits	A minimum of a 3-month rental deposit
Guarantees	Personal Guarantees will be required
Rent Reviews	Three yearly
1954 Landlord and Tenant Act	Contracted outside the act
Use	A public house licensed for the sale by retail of alcoholic drinks and the ancillary provision of food and other refreshment



REGULATORY

Mains electricity, water and drainage. Heating from an oil tank and cooking is bottled gas.

Premises licence

TRADING HOURS

Licensed to trade between 10am-1am Monday - Sunday

BUSINESS RATES

The rateable value from 1st April 2026 will be £23,000

OWNER'S ACCOMMODATION

Upstairs is a flat which consists of three bedrooms and three bathrooms perfect for operators accommodation.



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Approximate Area = 2961 sq ft / 275 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Christie Owen & Davies Plc. REF: 1403580



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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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