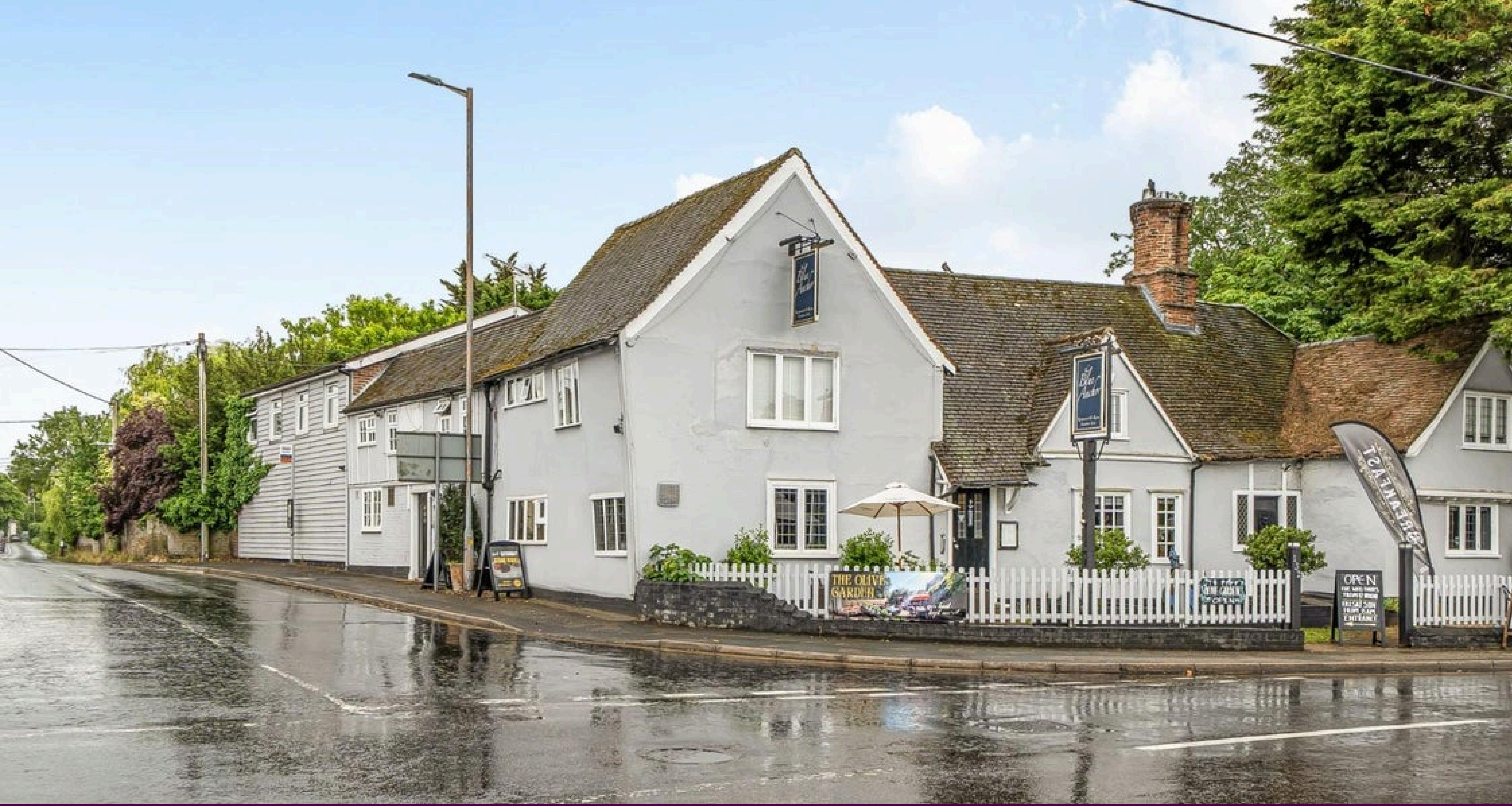

THE BLUE ANCHOR

132 Feering Hill, Feering, Colchester, CO5 9PY

LEASEHOLD: £100,000 ANNUAL RENT: £68,500 | REF: 1456988

CHRISTIE & CO

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KEY HIGHLIGHTS

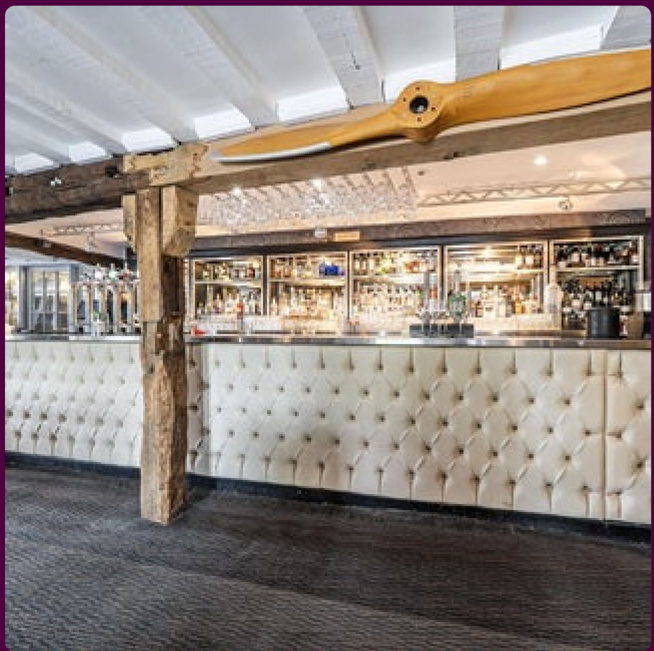
- Free of tie lease - 12 years remaining
- Sales for YE 30/6/2025 £1,104,353
- Bar, Restaurant & Function room for 150
- Six en-suite letting rooms & Two-bed flat
- Courtyard for 50 covers & car park (40)
- GIA 5673 sqft, Energy Rating B

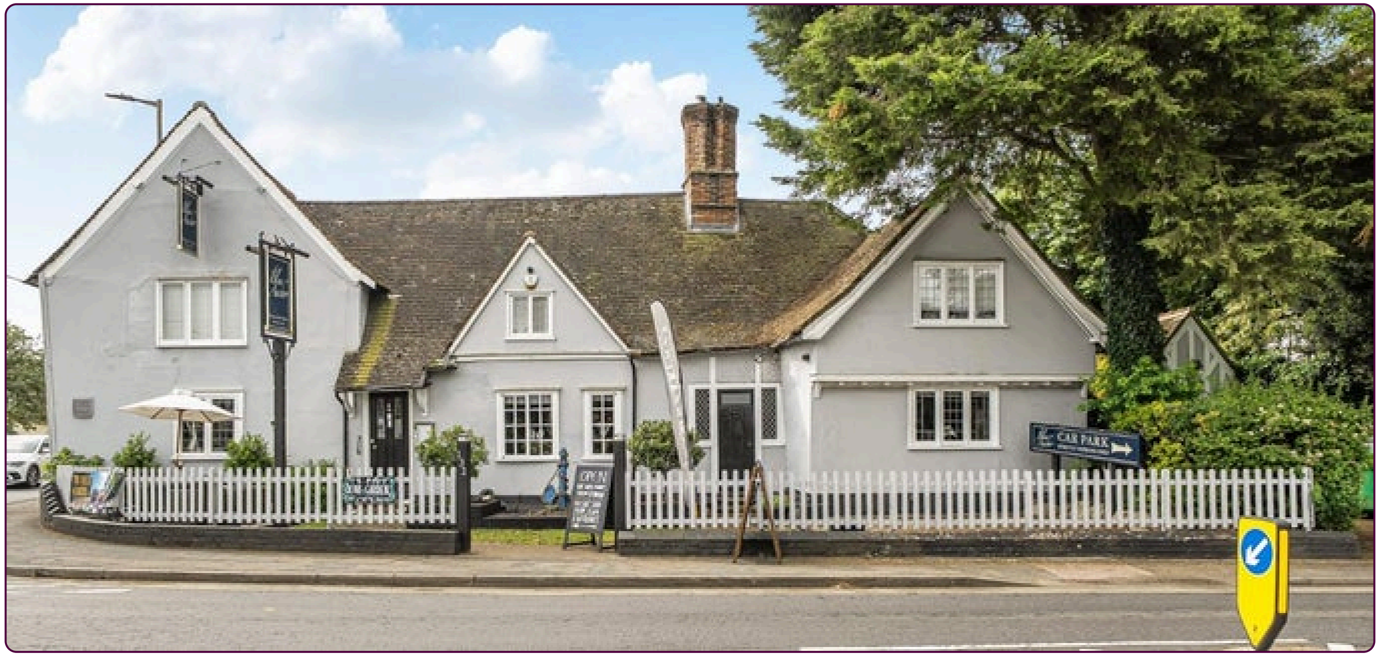
DESCRIPTION

The Blue Anchor is a characterful detached public house of traditional construction, understood to have origins as a former coaching inn dating back to at least the 16th century, with possible earlier medieval fabric. The building is of predominantly timber-framed construction, typical of the period, with rendered and weatherboarded elevations beneath a pitched tiled roof, reflecting its historic vernacular style and long-established presence within the village.

LOCATION

The Blue Anchor occupies a prominent position on Feering Hill within the attractive Essex village of Feering, located between Colchester and Witham. The property benefits from strong roadside visibility along the B1023, a well-used route linking the A12 trunk road, which lies a short distance to the west and provides excellent connectivity to both Chelmsford and London. The surrounding area comprises a mix of residential housing and countryside, with the nearby villages of Kelvedon and Coggeshall contributing to a steady local and passing trade. Kelvedon railway station, within walking distance, offers direct services to London Liverpool Street, further enhancing the appeal of the location. Overall, the Blue Anchor enjoys a well-positioned village setting with good transport links and a strong blend of local and commuter catchment.





THE OPPORTUNITY

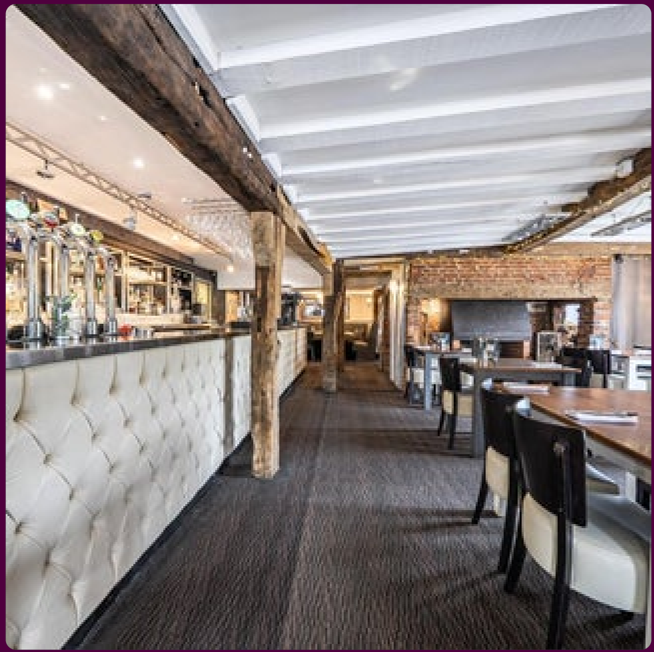
This represents an excellent opportunity to acquire a free-of-tie lease on a well-established and highly regarded village public house. The Blue Anchor has built up a strong reputation within the local area, benefiting from a loyal and consistent customer base together with passing trade, providing incoming operators with a solid foundation from which to continue trading. The business offers immediate income potential with proven demand, especially for the function and events trade.

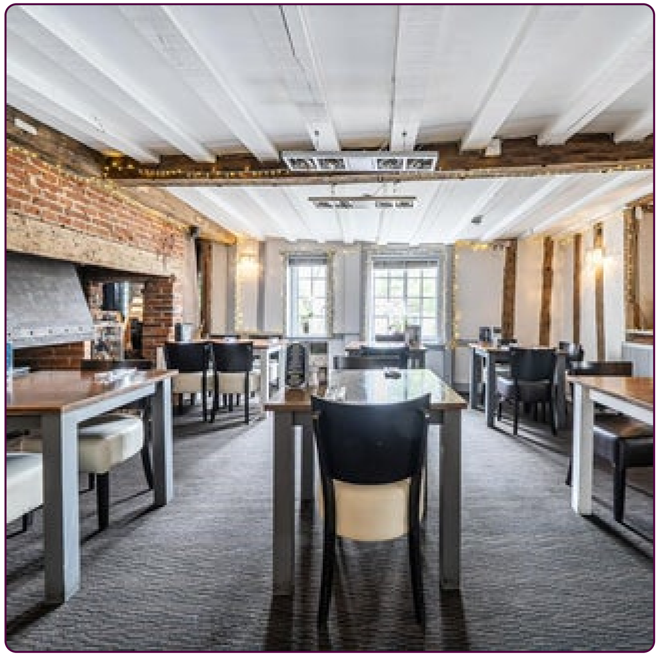
STAFF

Contracted staff subject to TUPE.

BUSINESS RATES

The rateable value for the pub & car park as of 1st April 2026 is £44,000.





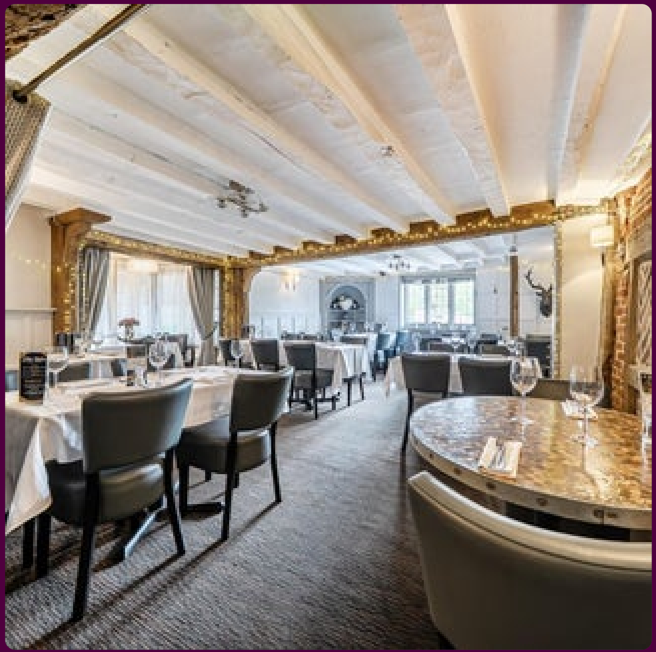
Landlord	Global Mutual
Term	21/09/2018-21/09/2038
Rent & Deposit	£68,500, Three months rental deposit
Rent Review	Open market rent reviews 5-yearly, next review 21/09/2029 Index-linked increases: Annually (RPI-based)
Responsibilities	Fully repairing and insuring
Renewable	Yes, the lease falls within the L&T act (1954)

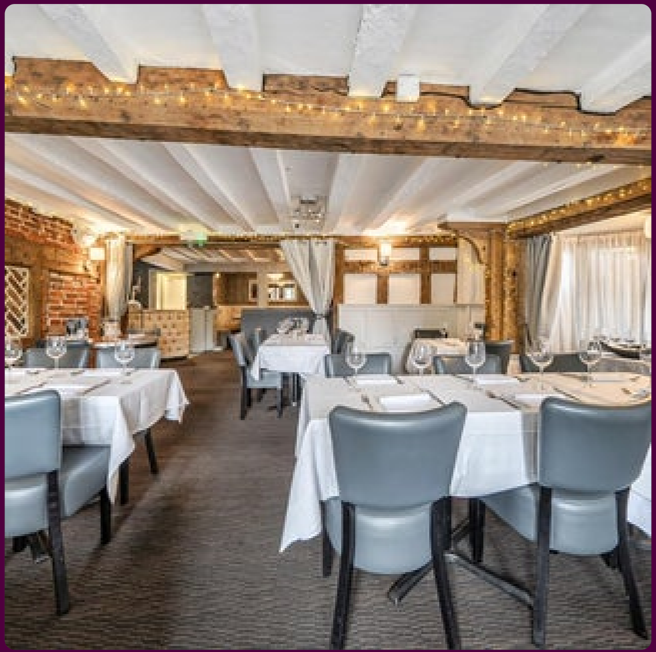
INTERNAL DETAILS

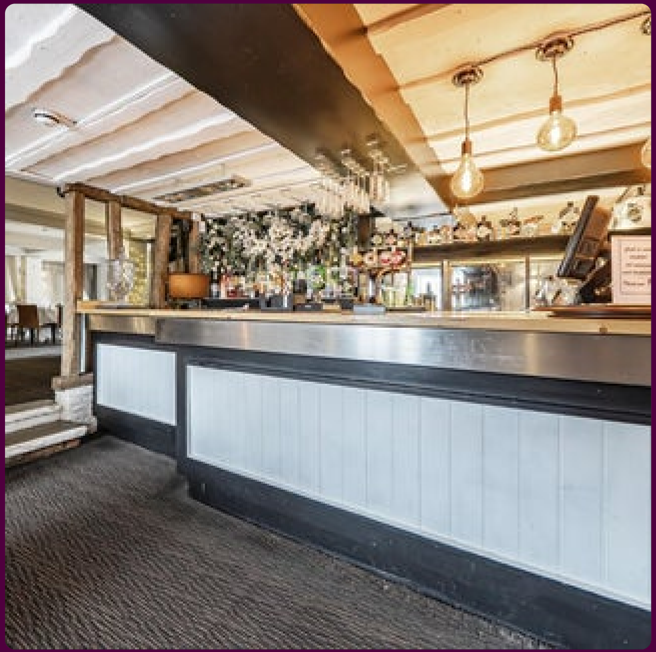
- Bar & Restaurant area providing approximately 90 covers
- Function room with its own bar providing approximately 60 additional covers
- Commercial kitchen
- Level cellar
- Ladies' and Gents' W/Cs
- Letting and staff accommodation situated upstairs

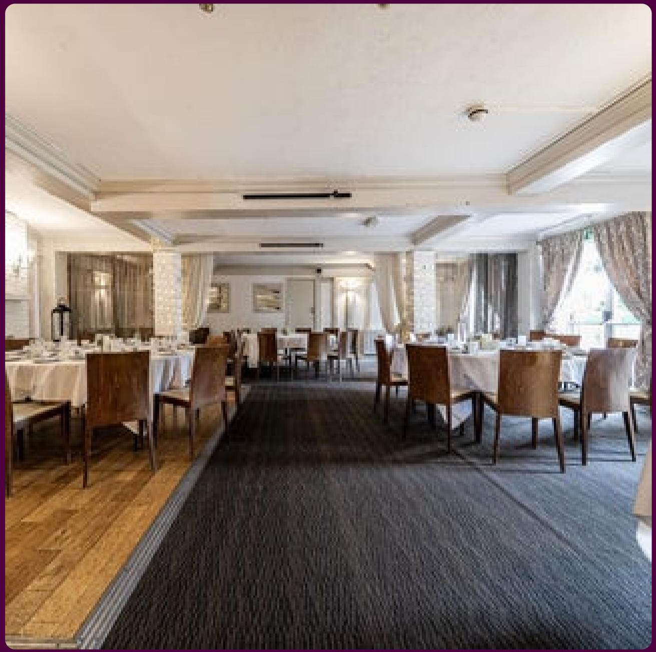
FIXTURES & FITTINGS

We are advised that all trade fixtures and fittings are included in the sale. An inventory will be provided once a deal is agreed.



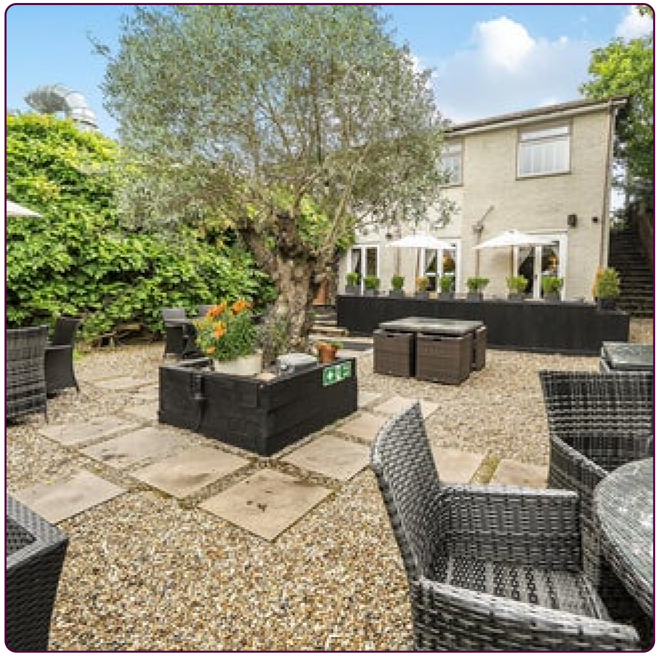


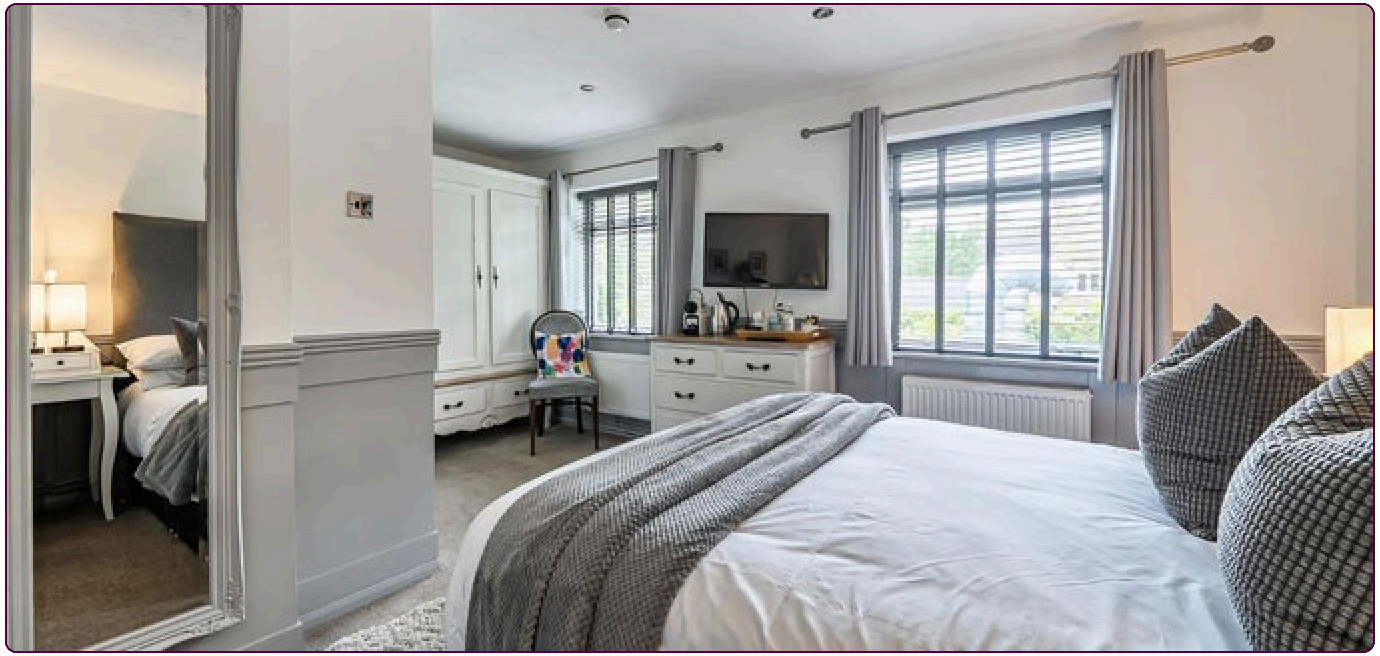




TRADING INFORMATION

YE	30/6/2025	30/6/2024
Turnover	£1,104,353	£1,190,566
Gross Profit	£714,000 (65%)	£793,014(67%)
Wages	£493,406(45%)	£464,324(39%)





EXTERNAL DETAILS

Externally, the Blue Anchor benefits from a range of attractive trading and customer facilities. To the rear, there is an enclosed courtyard garden providing seating for approximately 50 covers, offering a well-defined and popular outside trading area. To the front, a few of tables are positioned along the roadside, enhancing visibility and providing additional informal seating. Opposite the property, there is a dedicated customer car park with space for at least 40 vehicles, offering ample parking provision for both local customers and destination trade.

LETTING ACCOMMODATION

Six en-suite letting rooms including five double bedrooms and one single bedroom.

OWNER'S ACCOMMODATION

Two-bedroom flat with kitchen, bathroom, living room and utility room.

TRADING HOURS

Monday Closed
Tuesday - Thursday 12–11 pm
Friday - Saturday 8 am–11 pm
Sunday 8 am–6 pm

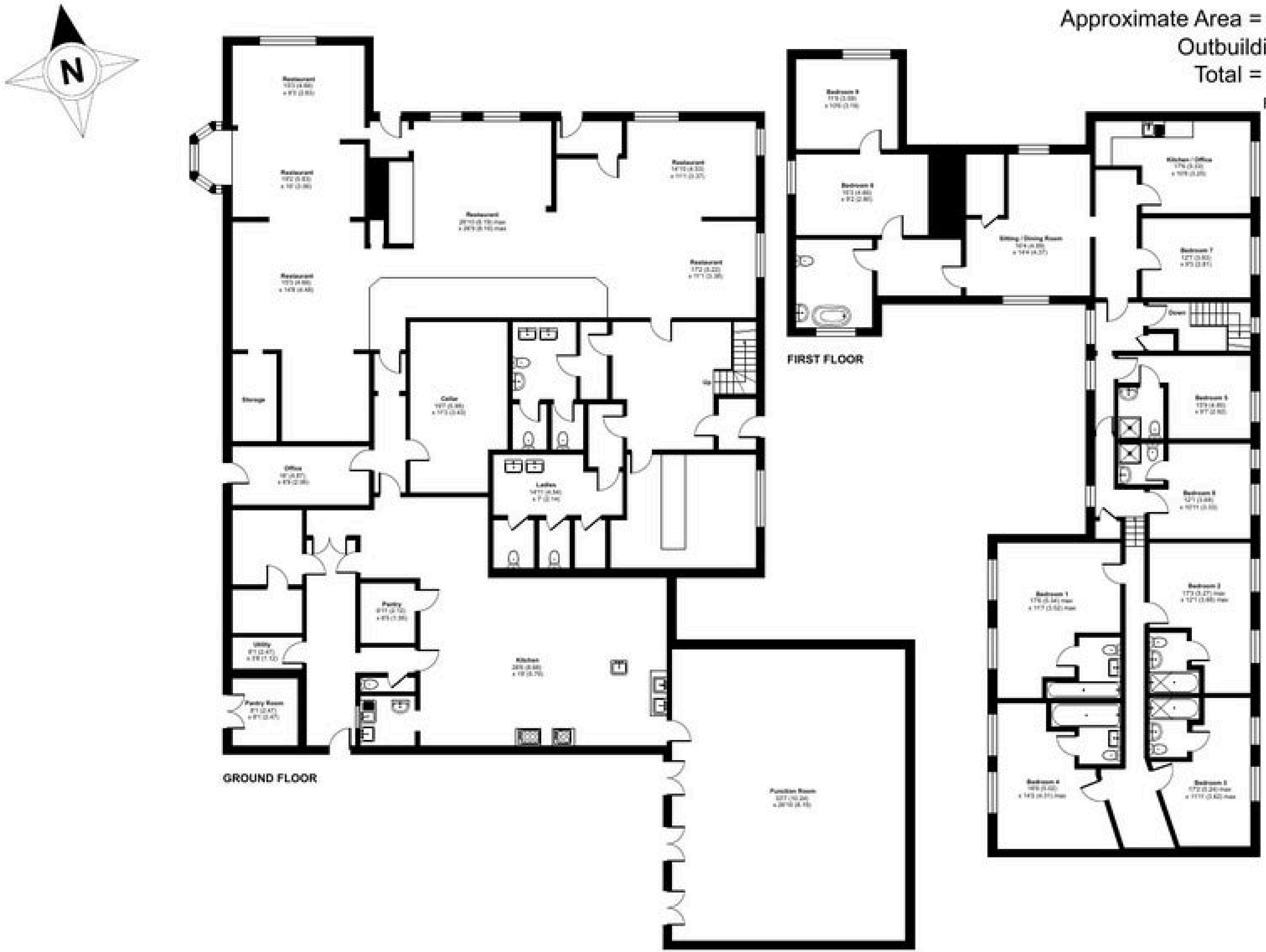
REGULATORY

Mains electricity, water, drainage and gas. Heating and cooking is all gas.

Premises licence.

Feering Hill, Feering, Colchester, CO5 9PY

Approximate Area = 7726 sq ft / 717.7 sq m
Outbuilding = 59 sq ft / 5.4 sq m
Total = 7785 sq ft / 723.1 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: 1470676

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

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

HUGO FAIRBANKS WESTON
Business Agent
T: +44 7764 241 303
E: hugo.fairbanksweston@christie.com

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