



Lamarsh Lion

To Let

Rental offers in excess of **£22,500** per annum

Lamarsh Lion, Bures Road, Lamarsh, Bures, CO8 5EP

AT A GLANCE

- New 'free of tie' lease available
- Open plan internal trade areas (c.60 covers)
- External function/marquee space
- Commercial kitchen and ground floor cellar
- Characterful Community Owned Pub
- Substantial dedicated parking area (c.40 spaces)
- 4 bedroom private accommodation
- Experienced publicans need only apply

Viewing And Further Information

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PROPERTY

The Lamarsh Lion is a predominantly 2 storey character brick built property under a pitched tiled roof. The building has been extended to the side and rear.

Ground floor trade areas are predominantly open plan trade, served by a feature wooden bar servery, with distinct dining areas, bar and games area, with pool table and darts.

Comfortably seating 60+ covers in total internally, as well as 60 externally.

Rear commercial trade kitchen, wash up area, ground floor cellar, multiple storage areas.

Externally there are outbuildings, service yard, children's play area, parking for circa 40 cars, rear patio and front patio. At the top of the car park there are three large grass terraces which can be used for events, marquees, camping etc (subject to the normal planning regulations).

Substantial private accommodation is provided at 1st floor level. This comprises master bedroom with walk-in wardrobe, three-piece bathroom, single bedroom, additional double bedroom with fitted wardrobes, domestic kitchen and large lounge with adjoining office, or 4th bedroom.

PLANNING

We are advised that the property is neither listed nor situated within a Conservation Area. The area is subject to an application as an Area of Outstanding Natural Beauty.

Prospective purchasers are advised to make their own enquiries to the local authority [Braintree District Council](#), or by telephone on 01376 552525.

MEASUREMENTS

The area of the site, as measured from digital mapping, is approximately 2,952m² or 0.73 acres and the ground floor footprint (GEA) extends to 296 m² (3,185 sq ft), excluding the smoking shelter.

Areas are taken from digital mapping and are approximate.

FIXTURES & FITTINGS

The business is fully fitted with comprehensive trade inventory, including commercial trade kitchen.



THE BUSINESS

The Lamarsh Lion was bought as a Community Pub in 2017 and after refurbishment reopened in 2018. The pub owners are now looking for an enthusiastic aspiring, or experienced publican to apply for a new FoT lease of The Lamarsh Lion.

Annual gross turnover over the last five years has been around £260,000 excluding VAT (Wet 55%:Dry Sales 45%). More detailed information on the accounts will be given on application.

The committee have an established marketing group to better promote the pub and its activities across the various social media platforms and ensure the regular updating of the website. As well as future plans to invest into an improved front seating area.

RATES & CHARGES

Rateable Value (1 April 2023 to present) £9,000. Future Rateable Value (from 1 April 2026) £9,500. (EXEMPT)

TENURE

While rent is subject to negotiation, rental offers are sought in Excess of £22,500 pax for a new 'free of tie' FRI lease.

Terms to be negotiated to include an incoming fee (to cover the fixtures & fittings etc), stock, rent deposit, plus rent in advance.

PREMIUM

Nil Premium.

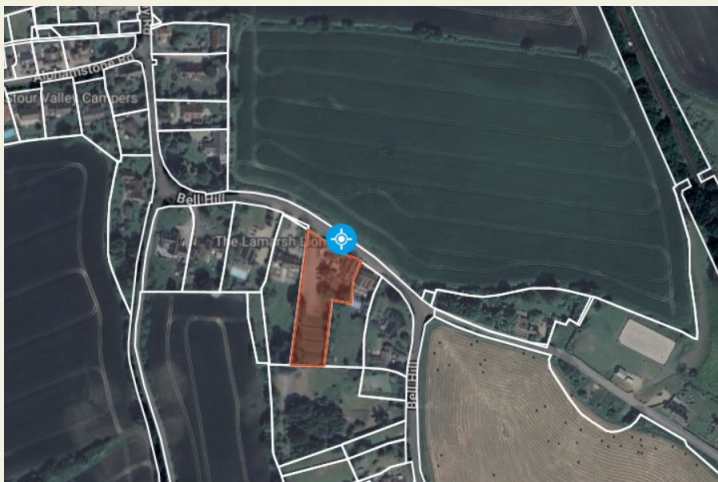




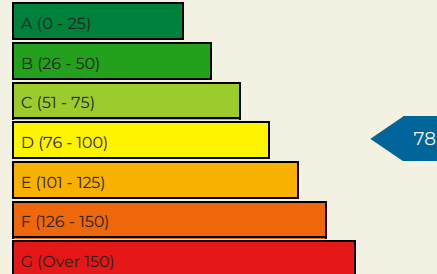
LOCATION

Lamarsh is a small rural village in northeast Essex, close to the Suffolk border. It lies just seven miles northeast of Halstead, five miles south of Sudbury and within an easy walk of Bures, giving it a distinctly agricultural, tranquil character with long views across farmland.

The Lamarsh Lion is set on Bures Road the main road through the village so it is easy to find. The pub has stunning views across the beautiful Stour Valley (where both Gainsborough and Constable painted). There has been an Inn on the site for over 700 years and it is a focal point for locals and visitors alike, serving food, ales and hosting events in an attractive rural setting.



EPC



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