

# Pub For Sale



AN EXQUISITE 15th CENTURY GRADE II LISTED 'FREE OF TIE' INN EXUDING STYLE AND ELEGANCE, SITUATED IN THE HIGHLY DESIRABLE AND AFFLUENT LOCATION OF THAXTED, ESSEX (NEAR STANSTED AIRPORT)



## **The Star Inn**

Mill End, Thaxted, Essex

Brought to the market by Leading National Licensed Property Agent Guy Simmonds .

Martin McConnell said “This well established business is offered for sale on a highly desirable ‘FREE OF TIE’ lease with which our

clients have achieved a well-established trading foundation that can be fully emulated; yet also offers tremendous potential to increase the turnover and profits by focussing on an intensive marketing campaign to promote the diversity of the premises for being used for weddings, parties and private functions.”

This highly impressive property has been refurbished and modernised throughout and exudes a wealth of charm and character with exposed beams, timber pillars, an inglenook log burner fireplace and also features a traditional and inviting Lounge Bar (circa 35) and a versatile Restaurant (circa 22+ covers) which exudes an intimate and cosy dining ambience. There is also a well-equipped Commercial Catering Kitchen and the family accommodation briefly comprises: 3/4 good bedrooms, lounge/bedroom, office and bathroom. There is a good sized lawned Beer Garden (circa 200) and Patron’s car parking facilities for circa 15+ cars.

McConnell added “This is undoubtedly a once in a lifetime opportunity to purchase a well-established business and home that offers untold growth potential! Hence, speed is essential to secure and expect a sale to be agreed extremely swiftly!”



Price: £95,000  
Tenure: Leasehold  
Turnover: Advised current sales are circa £280,000+ (incl. VAT)  
Trade Split: 40% wet and 60% food  
Rent: £32,000 (incl. VAT) per annum  
Landlord: Adnams  
Agent: Guy Simmonds 01332 865112.

<http://www.pubsforsale.co.uk/propst/prnlfvu.php?txtref=7751>

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