

# FOR SALE BY AUCTION

## The Bull Inn, Blackmore End, Essex



**Guide Price:** £279,000

**Tenure:** Freehold

**Turnover:** Advised average weekly turnover circa £3,500 (inc vat)

**Trade Split:** Circa 75% wet 25% dry

**Sales Agent:** Guy Simmonds 01332 865112.

Leading National Licensed Property Agents Guy Simmonds have been instructed to sell the delightful and highly impressive Bull Inn. This outstanding business is located in the much sought-after affluent village of Blackmore End, in the highly desirable county of Essex. The market town of Braintree only a few miles away is vibrant with many national retail outlets, corporate restaurant & pub operators and multiple & single licensed traders.

This marvellous business has a Public Bar/Lounge Bar area with a traditional & characterful ambience (circa 40), with a feature wood burning fireplace, exposed wooden beams and double bar server. It also boasts a well presented restaurant area (circa 32 spacious covers), with quality fixtures & fittings, Games Room/Additional Dining Room (circa 20), with pool table & dart board and a fully fitted commercial kitchen with full extraction facilities & separate wash area.

There is a lovely garden & patio area (circa 80), enclosed heated smoking solution and car parking for circa 35 vehicles.

To complete the property there is a spacious ground floor cellar, store room and well presented 3 bedroom living accommodation.

Dario Galoppi, National Senior Valuer of Guy Simmonds said 'this is a fantastic opportunity to acquire a fabulous freehold inn in an affluent and highly desirable village.

**FOR SALE BY PUBLIC AUCTION (UNLESS PREVIOUSLY SOLD BY PRIVATE TREATY) AT  
THE BULL INN, BLACKMORE END, ESSEX ON THURS 25<sup>TH</sup> MARCH 2010 AT 6PM**