admiral
TAVERNS



BEEHIVE, GREAT WALTHAM

ESSEX, CM3 1ES

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£9,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Beehive is a beautiful detached pub, situated on the main road running through the village of Great Waltham. Opposite a church and next to the local village post office shop, the pub is surrounded by the village amenities including a coffee shop and a pizza place. Great Waltham itself, known as 'Church End', is rich with history, and nestled within other like minded villages with direct links to Chelmsford, the main town within Essex. We are looking for a licensee to engage with the local community and provide a consistent offering to the village and surrounding areas.

Pub Layout

The pub consists of two cosy bars – one used as a restaurant area and the other for drinking, toilets at both sides of the bar. The bars are well decorated and both include an open fire for that alluring country pub feel. There is a large and inviting garden to the rear which is well maintained and used for functions in the summer. There is also limited drinking space to the front of the property, with a number of benches for people to use, and roughly 10 parking spaces at the front of the property too. Lastly, there is a commercial kitchen perfect for preparing traditional comforting pub food.

TRADING STYLE

The pub has previously traded with a good wet/food split, and has done well with quiz nights etc. Themed food nights have also proven to be popular amongst the locals, as well as showing sports for those who are after a more casual experience. The pub is now trading with a traditional pub food menu and is focusing on engaging the local community and becoming the hub of that community.

ACCOMODATION

Private Accommodation

The private accommodation consisits of two bedrooms, a lounge, kitchen and bathroom.

FINANCIAL

Weekly Rent: £298.08
Estimated Annual Turnover*: £189,329
Security Deposit: £3,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £3,000
Stock: £3,000
Business Rates: £Nil. Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

This pub needs a committed licensee to win back the locals by offering a basic food offer with good beer and good cask ales. We are looking for strong licensee's who have the skills to deliver a calendar of local community events including quiz nights, charity events and other celebratory events throughout the year. We want to give this local community, a pub that they are proud of and one they feel safe and comfortable visiting for all kind of occasions.

Beer Garden | Car Park | Cask Ale | Kitchen | Food Preparation Area | Open Fire

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