



BLACK HORSE, CHELMSFORD CHELMSFORD, CM2 0LD

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£18,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Black Horse sits in a lively and well-established part of the city close to the main centre. The surrounding area combines characterful period buildings, independent shops, and residential streets, creating a busy yet attractive urban setting. Chelmsford offers excellent transport connections, with the mainline railway station less than a mile away providing regular fast services to London Liverpool Street in around 35 minutes. The pub also benefits from good road access via the nearby A12 and A130, linking to London, Colchester, and the wider Essex region. Local bus routes and park-and-ride facilities further enhance connectivity, making the location easily accessible for both local residents and visitors from across the South East.

Pub Layout

This well presented terraced high street pub benefits from a practical layout designed to give variety of both indoor and outdoor seating. On entry, customers are welcomed by seating to either side of the doorway, with additional high stool seating positioned near the bar. The main bar area offers further seating and convenient access to the ladies' toilets, while a pool table positioned beyond the bar adds to the entertainment offer. The gents' toilets are located to the left hand side, and the kitchen is easily accessed directly to the rear of the bar, supporting efficient service. A passage leads through to the rear, opening into an impressive courtyard trading space. This area is thoughtfully arranged with two levels of decked seating, multiple covered sections, and additional open seating, providing flexibility in all weather conditions. A built-in outdoor bar and cooking area further enhance the potential for events, private functions, and seasonal trade.

TRADING STYLE

The pub enjoys a strong and loyal following from local residents and the surrounding community, with steady trade established over many years. Currently, the offer is focused on a limited food range, leaving clear scope for a new licensee. Drinks sales remain the core strength of the business, supported by a lively atmosphere and regular live music events, which help to drive footfall and create a strong sense of community.

ACCOMODATION

Private Accommodation

The accommodation consists of 2/3 bedrooms, lounge & bathroom.

FINANCIAL

Annual Rent: £24,000

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £5,000

Stock: £8,000

Zero Business Rates*: 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. Please note, this only applies to pubs marked with an Asterix *

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.



Cask Ale



Kitchen



Food Preparation Area



Live Music



Open Fire



Sports Teams

BDM VISION

The pub would benefit from a refreshed sales approach aimed at broadening its trading audience and building further on its well-established reputation for live music. With the right vision, there is an opportunity to attract a wider customer base by combining the strong entertainment offer with an enhanced drinks range and potential new food options. The extensive outside area is a real asset, offering a versatile space for customers to enjoy in all seasons. With the right promotion and utilisation, it could become a key focal point of the business, supporting events, community gatherings, and seasonal trade.



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