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# BLACK LION, HIGH RODING

## 3 THE STREET, HIGH RODING, CM6 1NT

**AGREEMENT TYPE:**
**LONG TERM AGREEMENT (5 YEAR TENANCY)**

**YOUR INVESTMENT:**
**£22,410**

CALL **01244 321 171** FOR MORE DETAILS

## DESCRIPTION

This charming 14th-century public house is prominently situated on the B184, the main route linking Great Dunmow and Ongar, in the picturesque village of High Roding. Originally a coaching inn serving travellers journeying between London and Norwich, the property is steeped in history, having once provided a welcome resting point for both passengers and horses alike. Today, it operates as a traditional country pub, retaining a warm and characterful atmosphere that lends itself perfectly to a wide range of occasions. The building is rich in period features, with exposed timber beams both internally and externally, creating a classic and inviting country pub aesthetic. Located within an affluent rural area, the pub enjoys a strong reputation as a destination venue, drawing both local residents and visitors from further afield. Despite its countryside setting, the location benefits from good connectivity, with easy access to Great Dunmow, Ongar, and Chelmsford, while nearby mainline rail services provide direct links into London, making the pub accessible for commuters and weekend visitors alike. Road connections to key routes across Essex further enhance its appeal as a well-connected yet quintessentially rural destination.

**Pub Layout**

The car park entrance leads past the well-maintained toilet facilities into the main bar area, a traditional and characterful space featuring exposed timber beams, wooden floors, and a large open fireplace that forms a striking focal point. To the right, the dining area accommodates approximately 30 covers and benefits from a second open fireplace, creating a warm and inviting setting for meals and gatherings. Beyond the bar, a small snug area offers additional seating, complemented by a games machine and a TV screen, providing a quieter, more relaxed space for guests. Externally, the property excels with four distinct seating areas, including covered sections, a patio, and a fenced grassed area, all designed to accommodate a mix of social drinking and al fresco dining. The pub also benefits from a large garden and a car park with space for approximately 20 vehicles, making it accessible and appealing to both local residents and visitors from further afield. With its combination of traditional charm, versatile indoor layout, and extensive outdoor facilities, the pub provides a flexible and welcoming environment suited

## TRADING STYLE

This charming country pub trades to a loyal mix of local residents and regulars, as well as destination drinkers and diners from further afield. Food accounts for approximately 60% of trade, with the attractive garden area proving a major draw during warmer months. The pub offers a classic menu with a strong reputation for its Sunday roasts, while themed food evenings are well received and continue to attract repeat custom. Outdoor facilities, including a wood-fired pizza oven and seasonal weekend BBQs, add further appeal from spring onwards, creating a relaxed and sociable atmosphere that encourages longer visits and family-friendly trade. With its combination of well-regarded food, versatile indoor and outdoor spaces, and established customer base, the pub is ideally placed to continue thriving as a popular local destination and a favourite spot for both casual dining and social drinking.

## ACCOMODATION

**Private Accommodation**
The private accommodation comprises three bedrooms, an office, a kitchen, a bathroom, and a lounge, all in good order.

## FINANCIAL

**Weekly Rent:** £570.00
**Estimated Annual Turnover*:** £453,954
**Security Deposit:** £7,419 or the equivalent of three months' rent, whichever is greater
**Working Capital:** £10,000
**Stock:** £5,000
**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.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Kitchen | Food Preparation Area | Live Music | Open Fire

Email: recruitment@admiraltaverns.co.uk
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## BDM VISION

The Black Lion presents an exciting opportunity for an experienced licensee or hands-on couple looking to take on a well-established, community-focused pub. The ideal person/s will have a strong skill set and proven track record in delivering exceptional service and a high-quality offer, while also being confident in running evenings, weekend events, and special promotions. A customer-focused outlook is essential, as is the ability to engage with the High Roding community and build lasting relationships with local residents and visitors alike. This is a chance to develop a profitable and vibrant business with strong local appeal. While support is available, success will rely on the licensee's energy, passion for the trade, and commercial awareness. With the right drive and commitment, the Black Lion can continue to thrive as a welcoming hub at the heart of the community.


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Beer Garden


Car Park


Cask Ale


Kitchen


Food Preparation Area


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