



FORESTERS ARMS, COLCHESTER COLCHESTER, CO1 1UW

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Foresters is a charming and well-presented pub, nestled in an elegant corner of Colchester, Essex. Ideally positioned at the meeting point of two of the borough's most picturesque streets and adjacent to the delightful Castle Park, it enjoys a prime location just a short stroll from the renowned Colchester Castle Museum and the Firstsite Gallery of Visual Arts. Despite its tranquil setting, it remains only minutes from the bustling town centre and its extensive range of shops and amenities. Strong road and rail connections including the A12 to London and nearby coastal towns such as Clacton. The Foresters extends a warm, traditional, and refined welcome to both locals and visitors alike.

Pub Layout

The trading area at The Foresters is situated entirely on the ground floor in an open plan layout. The bar faces the welcoming entrance and serves a well-appointed space featuring a variety of seating arrangements suitable for drinking, dining, and informal socialising. Directly behind the main bar is a fully equipped commercial kitchen, allowing for efficient food service. At the rear of the bar, is the ground floor cellar, which has been recently refurbished to a high standard. At the front of the pub, there is space to accommodate up to four benches, providing a pleasant outdoor seating area. Although there is no dedicated parking, a public car park is conveniently located directly opposite.

TRADING STYLE

The Foresters is a well-regarded hostelry serving both residents and visitors to the area, including those visiting the Castle, Castle Park, the nearby four-star hotel, or the city centre shops. It enjoys an excellent reputation for real ales, holding Cask Marque accreditation, and is known for its good home-cooked food, although this has been somewhat limited in recent times. The current licensees are retiring, presenting an opportunity to develop the business further, potentially through extended opening hours and an expanded food offering.

ACCOMMODATION

Private Accommodation

The private accommodation is in very good order, which is a two-bedroom apartment housing its own kitchen, bathroom and lounge.

FINANCIAL

Annual Rent: £21,500

Security Deposit: £5,000

Working Capital: £5,000

Stock: £5,000

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.



Beer Garden



Cask Ale



Kitchen



Food
Preparation
Area



Live Music

BDM VISION

The Foresters is an established and well-managed pub, but a new licensee could bring fresh energy and momentum to the local community, as well as broaden the food offering, an enhancement that would be warmly welcomed by both locals and visitors alike. The pub retains a genuine village atmosphere while benefiting from a superb and attractive central location.



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