admiral
TAVERNS



LION, EARLS COLNE

HIGH STREET, ESSEX, CO6 2PA

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Nestled in the picturesque Colne Valley, Earls Colne is a thriving and historic Essex village, rich in character and community spirit. Named after the River Colne and the Earls of Oxford, the village boasts a wealth of history, with the impressive 14th-century St Andrew's Church and a collection of attractive 17th and 18th-century buildings adding to its charm. The village offers an excellent range of local amenities, including independent shops, cafés, restaurants, traditional pubs, and two well-regarded golf courses, creating a vibrant destination for both residents and visitors. Earls Colne is ideally positioned just a short drive from Halstead, Colchester and Sudbury, with convenient access to the A120, providing links to the M11, Stansted Airport and the wider motorway network. Colchester's mainline railway station also offers regular direct services to London Liverpool Street, making the area well connected for commuters and visitors alike. With a population of approximately 5,470, average household incomes above the national average, high levels of home ownership, and around a third of residents aged between 45 and 65, Earls Colne benefits from a strong demographic that supports a quality food, drink and hospitality offer.

Pub Layout

As you enter the pub, you are welcomed into a spacious main bar area, with the centrally positioned bar creating an immediate focal point. The open-plan layout flows effortlessly, with the dining area directly ahead, a generous separate dining room to the left, and customer bathroom facilities conveniently located to the right. At the heart of the pub is the open kitchen, featuring an impressive pizza oven that serves as a striking centrepiece and adds to the venue's character and atmosphere. Just off the main trading area is a cosy snug, offering a more intimate space for guests to relax. To the rear, a well-presented patio provides outdoor seating for approximately 40 guests, with a combination of patio furniture and comfortable booth seating, making it an attractive space for al fresco dining and drinks. The property also benefits from two useful barns/outbuildings, providing valuable storage space and practical areas for kitchen preparation and operational support.

TRADING STYLE

The pub currently trades across breakfast (on selected days), lunch, and dinner, offering customers a welcoming environment throughout the day. Food is a key part of the business, supported by a spacious, well-equipped commercial kitchen that enables the team to deliver a high-quality food offer efficiently. The business has built a strong reputation for quality hospitality, excellent customer service, and a warm, community-focused atmosphere. By working with local suppliers, the pub delivers an authentic offering that resonates with both regular customers and visitors alike. Entertainment is provided on selected occasions, complementing the pub's food and drink offer and enhancing the overall customer experience. The combination of quality food, attentive service, and strong community engagement has established the pub as a well-regarded local destination with a loyal customer base.

ACCOMODATION

Private Accommodation

The accommodation consists of 3 bedrooms kitchen, bathroom and lounge. It has entrances from the main pub trade space, and a separate entry/exit at the rear of the pub. The accommodation is in good condition.

FINANCIAL

Weekly Rent: £615.38
Estimated Annual Turnover*: £396,405
Security Deposit: £8,000
Working Capital: £1,000
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

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

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

We’re looking for an experienced licensee, or couple, to take on a fantastic village pub full of character, history and potential. As the only pub within a five-mile radius, it offers a unique opportunity to create a thriving community hub. We’re looking for someone with a strong background in food and drink, who can lead a team, engage with the local community and deliver a quality offer, including a well-kept cask ale range alongside premium draught, wines and spirits. For the right licensee, this is a chance to build a successful business and make the pub the heart of the village.


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