admiral
TAVERNS



THREE BOTTLES, HALSTEAD

LEATHERS LANE, HALSTEAD, CO9 4HY

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Three Bottles is a traditional village pub situated in the attractive village of Great Yeldham, Essex, positioned on the busy route between Haverhill and Halstead. Centrally located within the village, it benefits from both local footfall and passing trade, while remaining firmly embedded in the heart of this smart and well-kept rural community. Great Yeldham lies in north-west Essex, close to the Suffolk border, and is surrounded by open countryside while enjoying good access to nearby towns such as Haverhill, Halstead and Sudbury. The village is well placed for visitors exploring the local area, with the Colne Valley Railway and Hedingham Castle both located nearby, providing additional tourism appeal. Great Yeldham supports a small but active community, with two other hospitality businesses serving the village, although The Three Bottles is ideally positioned to act as the primary social hub. The village is characterised by a mix of families, working professionals, and long-term residents, creating a stable and engaged population with a strong sense of local identity. With its prominent location and established presence, The Three Bottles plays an important role as a place for socialising, dining, and community gatherings, and has the potential to further strengthen its position at the heart of village life while attracting visitors from the surrounding area.

Pub Layout

The Three Bottles offers a well-balanced and characterful pub layout that combines traditional features with flexible trading spaces, all presented in excellent condition following a refurbishment completed just 18 months ago. Guests enter through the front door into the main bar area, where the central servery immediately draws the eye alongside a striking feature fireplace that creates a warm and welcoming focal point. This space functions as the social heart of the pub, ideal for casual drinks, village regulars, and relaxed gatherings throughout the day and evening. To the left of the main bar is a separate room overlooking the sunny patio garden, providing a lighter and more relaxed environment that lends itself well to dining, informal meetings, or quieter social occasions. To the right, a dedicated pool room offers additional versatility, featuring a small secondary bar servery and the potential to host small functions, games nights, or private events without impacting the main trading area

TRADING STYLE

The Three Bottles currently operates as a wet-led village pub, primarily serving the local community and offering a welcoming, informal environment for social drinking. While trade is presently focused on village regulars, the quality of the pub, its recent refurbishment, and its flexible internal and external spaces present significant scope for growth across multiple areas of the business. There is strong potential to further develop the real ale offer, broaden the drinks range, and create a more diverse and engaging proposition that appeals to both existing customers and new audiences. By actively engaging with the local village and wider community, a new licensee could introduce well-marketed, regular events such as quizzes, live music, themed evenings, and community gatherings, strengthening the pub's role as a social hub. The introduction of sports viewing could also help attract a younger demographic and increase midweek and evening trade. In addition, greater use of the attractive outdoor areas would unlock further opportunity during the warmer months, enabling alfresco drinking, seasonal events, and village celebrations. Overall, The Three Bottles offers a substantial opportunity to evolve from a traditional wet-led operation into a vibrant, multi-stream village pub that maximises its setting, facilities, and strong community potential.

ACCOMODATION

Private Accommodation

The private accommodation consists of 2 bedroomed flat above the pub with bathroom, lounge office area. The kitchen is downstairs. There is a second floor to the accommodation, which is accessible, but is not available for sleeping due to constraints of a fire risk assessment. The accommodation area was refurbished in 2024 prior to occupation by the current tenant.

Beer Garden | Car Park | Cask Ale | Kitchen | Live Music | Open Fire | Sports Teams

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FINANCIAL

Weekly Rent: £379.81
Estimated Annual Turnover*: £237,536
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,500
Stock: £4,500
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
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 *
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

The Three Bottles represents a hidden gem within a well-supported village, benefitting from a strong A-road location and significant untapped potential. An experienced individual or couple leading from the front would be ideally placed to elevate the pub into one of the best in the area, building a reputation for traditional, high-quality hospitality delivered with consistency and care. By strengthening the core drinks offer, particularly real ales, and introducing well-planned, locally relevant events, the pub could broaden its appeal beyond its immediate regulars while remaining firmly rooted in the village. Enhancing its role as a true community hub, a new licensee could engage local residents through regular social events, partnerships with nearby producers, and effective use of social media to promote what's on offer. Greater use of the external spaces would allow for seasonal trading opportunities, village gatherings, and summer events that take advantage of the pub's attractive setting. With strong leadership, excellent standards, and a hands-on approach, The Three Bottles has the potential to become a well-known and much-loved pub in its immediate vicinity, celebrated for doing the fundamentals of traditional hospitality exceptionally well while trading successfully across multiple dayparts.


Beer Garden


Car Park


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