



WHEATSHEAF, CASTLE HEDINGHAM

ESSEX, CO9 3EX

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£26,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Castle Hedingham is a picturesque village nestled in the Colne Valley in northern Essex, England, located just four miles west of Halstead and three miles southeast of Great Yeldham. Steeped in history, the village lies along the ancient route connecting Colchester and Cambridge. Among its standout attractions are the remarkably well preserved Norman Hedingham Castle, the heritage Colne Valley Railway, Kirby Hall and a collection of charming timber-framed medieval buildings including the historic Wheatsheaf. According to the latest census, Castle Hedingham is home to 1,186 residents across 533 households. The village also boasts two pubs: The Wheatsheaf and The Bell, both run by tenants. Additional pubs can be found in the nearby villages of Sible Hedingham, Great Yeldham and the larger market town of Halstead.

Pub Layout

As you step into the pub, you are greeted by a spacious and welcoming public bar area featuring a central servery and a striking feature fireplace. The ladies' and gents' facilities are conveniently located just off this main trading space, ensuring smooth customer flow. Moving further into the bar, an additional seating area sits behind the fireplace, offering a comfortable space ideal for relaxed drinking and dining. Beyond this is a discreet raised area currently a hidden gem, that presents an exciting opportunity to develop a characterful snug or an intimate seating zone, adding to the pub's versatility and future trading potential. Behind the bar and down a few steps is the kitchen. While not a fully commercial setup, it provides ample room for straightforward food preparation, making it well suited for developing a simple food offer or back-bar snacks. It also functions well as a domestic kitchen for day-to-day use. To the rear of the property, a small car park provides valuable customer convenience, while the charming trade garden offers room for around 10 tables and seating for up to 60 guests. This outdoor area is a real asset in warmer months, enhancing the pub's appeal.

TRADING STYLE

This is a pub with real character and potential. With around 90% of sales expected to come from wet trade, cask ale will be a cornerstone of the offer. The draught line up will include a quality session lager alongside a selection of premium, easy-drinking 'sunshine' beers – perfect for relaxed enjoyment.

Full of traditional charm, the pub is ideal for a quick pint on the way home, a pre dinner drink, or a social catch-up with friends. While there's no commercial kitchen, there's plenty of opportunity to offer light bites that pair perfectly with the drinks menu, adding to the overall customer experience.

ACCOMODATION

Private Accommodation

The private accommodation consists of three good sized bedrooms, a lounge and bathroom with toilet. There is no separate domestic kitchen.

FINANCIAL

Annual Rent: £22,500

Security Deposit: £5,500 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,000

Stock: £5,500

Business Rates: £Nil. Based on the April 2023 rating list, the Zero 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.

Fixtures and Fittings: £10000 upfront payment (£30,000 total)

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.



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Live Music



Open Fire



Sports Teams

BDM VISION

We are seeking an engaging and experienced licensee with the passion and ambition to bring this pub to life, someone who can build meaningful community relationships while developing a successful and sustainable business. The pub has been approved for an extensive refurbishment and, once completed, will become a standout venue in the area. The images provided illustrate our vision for its transformation, and prospective licensees will have the opportunity to review these plans in greater detail during the interview process. This opportunity is ideally suited to a well-funded operator with a strong track record and a genuine enthusiasm for creating an exceptional pub experience. The finished interior will be warm, characterful, and full of traditional charm, positioning the pub as a true village favourite. The drinks range will focus on quality, including cask ales, draught beers, wines, spirits, and soft drinks. A simple yet appealing back-bar food offer, such as Scotch eggs, sausage rolls, and a classic Ploughman's this would pair perfectly with the setting and enhance the overall customer experience. This is more than the chance to run a pub; it's an opportunity to put your stamp on a much-loved local and shape its future with your own flair and personality.



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Live Music



Open Fire



Sports Teams