

# GRAY & SONS (CHELMSFORD) LIMITED

Rignals Lane, Galleywood, Chelmsford, Essex, CM2 8RE

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## **PUBLIC HOUSE TENANCY AVAILABLE**

<b>NAME:</b>	<b>THE FOX &amp; HOUNDS</b>
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<b>ADDRESS:</b>	<b>WOOD STREET CHELMSFORD CM2 9BQ</b>
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<b>TENANTS NAME:</b>	<b>DON CLEMSON</b>
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<b>TELEPHONE NUMBER:</b>	<b>01245 355864</b>
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<b>TRADE (BEER ONLY):</b>	<b>2017 : 97 Brls.</b>
	<b>2018 : 99 Brls.</b>
	<b>2019 : 95 Brls.</b>
	<b>2020: 54 Brls. (Corona virus restrictions)</b>

<b>RENT :</b>	<b>£20,000</b>	<b>Per Annum</b>
<b>Payable monthly in advance</b>		

<b>INVENTORY (Estimated):</b>	<b>£10,000</b>
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### **HOUSE DETAILS:**

**SALOON BAR & PUBLIC BAR. ABOVE GROUND CELLAR AND BEER STORE.  
KITCHEN. BEER GARDEN TO REAR. DECKING AREA AT FRONT. LARGE CAR PARK.**

<b>OTHER INFORMATION:</b>
<b>3 BEDROOMS, LOUNGE, BATHROOM AND SEPARATE W.C. UPSTAIRS.</b>

**Quarters rent in advance is held as a deposit**

**APPLICATIONS TO BE RECEIVED BY: 12<sup>TH</sup> NOVEMBER 2021**

**TARGET CHANGE DATE: ASAP**

### **APPLICANTS TO HAVE A QUIET DRINK IN THE PUB.**

After short listing and prior to interview, please arrange to view the whole premises.