

FRED BARRETT & SON

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~ PUB TO LET ~

THE 'ROSE' INN, BURNHAM ROAD, SOUTHMINSTER, ESSEX.



A small roadside pub, which lies just 2 miles north of Burnham-on-Crouch.

Trade Accommodation briefly comprises:- Two bars with conservatory, trade kitchen, beer garden and car park.

Private accommodation consists of:- one bedroom, lounge, bathroom, wc.

RENT:
£12,500 per annum

INGOING: Estimated by Brewery in the region of £18-19,000

TRADE: (BEER ONLY):-

2016:	74 barrels
2017:	56 barrels
2018:	35 barrels

IMPORTANT NOTICE:

Please note that whilst every care has been taken in preparing these details, much of the information has been obtained from the Landlord (Brewer) or third-party sources. All statements as to fact or opinion should be checked by the Purchaser.

Whilst every endeavour has been made to ensure that the particulars given are correct, their accuracy cannot be guaranteed.

These details do not constitute an Offer, Contract or Warranty. All particulars are subject to your verification and accuracy cannot be guaranteed. Details are issued on the strict understanding that all negotiations regarding this property are conducted through FRED BARRETT AND SON who will then deal with all matters appertaining to the Change.