

HARLOW MILL BEEFEATER

Cambridge Road, Harlow, Essex, CM20 2EP

LEASEHOLD: OFFERS INVITED + VAT **ANNUAL RENT: OFFERS INVITED** | **REF: 3868018**

CHRISTIE & CO

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KEY HIGHLIGHTS

- Leasehold Restaurant & Bar
- Riverside Location
- Substantial restaurant (300)
- Adjacent to 81 bedroom Premier Inn
- Shared Parking with Premier Inn
- Energy Rating: C

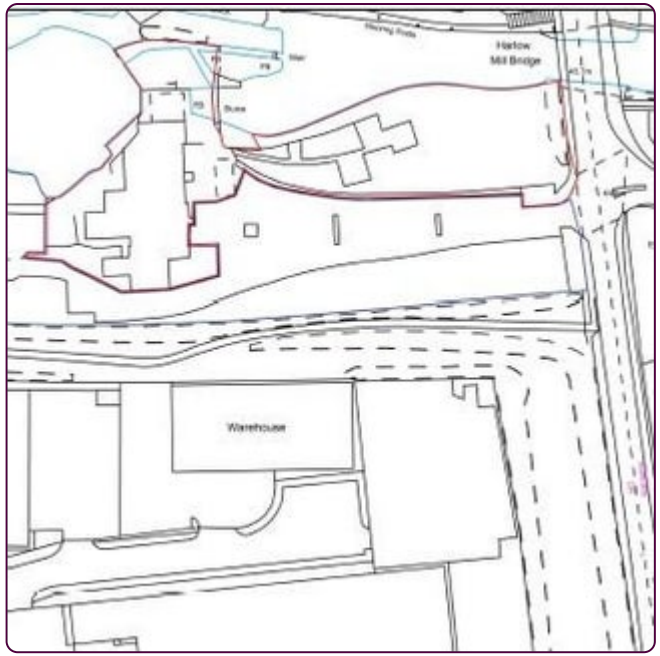


LOCATION

Harlow Mill Beefeater occupies a prominent and highly accessible location in Harlow, Essex, adjacent to Harlow Mill railway station and within easy reach of Junction 7 of the M11. The property benefits from excellent connectivity to London (approximately 30 miles south) and Cambridge (approximately 40 miles north), placing it within one of the UK's key commercial and commuter corridors.

The restaurant is particularly well positioned to benefit from airport and traveller trade, with London Stansted Airport located just 12 miles away, while regular rail services provide direct connections to London Liverpool Street, Cambridge and Stansted Airport. Combined with strong road links via the M11 and A414, the location attracts a diverse customer base comprising local residents, commuters, business travellers and tourists.

The area is supported by a range of popular leisure attractions, including Epping Forest, Harlow Town Park, the Sculpture Trail, Harlow Playhouse and the renowned Gibberd Garden. In addition, the Imperial War Museum Duxford and the wider Lee Valley region are within easy reach, helping to drive year-round visitor footfall and enhancing the location's appeal as a destination dining venue.





DESCRIPTION

Harlow Mill Beefeater is an attractive detached restaurant property arranged over three storeys, constructed in a traditional style with a combination of brick, rendered and timber-clad elevations beneath a series of pitched tiled roofs and prominent gabled features. The building presents an appealing appearance, with a varied roofline and characterful design that complements its established riverside setting.

The principal customer entrance is located to the front elevation and benefits from a covered entrance canopy, creating a welcoming arrival point for guests. Extensive glazing at ground floor level provides good levels of natural light to the dining areas and ensures strong visibility from the surrounding parking areas.
Externally, the property benefits from an attractive terrace seating area and a shared customer car park with the adjacent Premier Inn hotel, providing ample parking provision for restaurant patrons and hotel guests alike.

INTERNAL DETAILS

Customers enter via the main entrance into an open-plan trading environment, with a well-presented central bar servery serving a variety of seating areas. The property provides approximately 300 internal covers, with the accommodation configured to cater for both dining and casual drinking customers.

The principal restaurant accommodation extends through the centre and western sections of the building and provides approximately 155 covers, comprising a mixture of booth seating, tables and dedicated dining areas. To the eastern side of the property is a spacious conservatory-style dining area with extensive glazing, together with additional lounge seating and customer areas. The bar trading areas provide approximately 50 covers, creating a flexible space suitable for drink-led trade, informal dining and customer waiting areas.

Supporting the customer accommodation is a substantial commercial kitchen situated to the rear of the property, together with ancillary preparation, storage and service areas. Additional back-of-house facilities include two cellars, cleaning stores and staff service areas, whilst customer WC facilities are conveniently located off the main trading areas. The overall layout provides an efficient operational flow and a versatile trading environment capable of accommodating significant levels of customer demand.

STAFF

The sale is subject to TUPE - Transfer of Undertaking (Protection of Employment), all staff will transfer with the business on completion. Anonymised schedules will be available in the data room for review by qualified parties only.









FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms of Disposal" document) may be removed from the property prior to, or shortly after, completion.

TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.

TRADING HOURS

The business trades from 11:30am to 11:00pm Monday to Saturday and from 12:00pm to 10:30pm on Sundays, with breakfast service available from 6:30am weekdays and 7:00am at weekends.

EXTERNAL DETAILS

Externally, Harlow Mill Beefeater benefits from extensive and well-maintained customer areas, with a substantial outdoor trading space situated to the front and side of the property. The external accommodation comprises a large beer garden with numerous picnic benches set within attractive landscaped grounds, providing a pleasant environment for al fresco dining and drinking. In addition, a covered pergola immediately in front of the main entrance provides a sheltered seating and smoking area, enhancing the property's year-round trading appeal.

The outdoor trading areas are connected by surfaced pedestrian pathways and bordered by railings, mature trees and established planting, creating an attractive and well-defined customer environment. The combination of landscaped gardens, mature greenery and flexible seating arrangements provides a strong destination appeal and a welcoming setting for customers.

Overall, the external areas are capable of accommodating in excess of 100 covers, representing a significant addition to the internal trading accommodation. To the front of the property is a sizeable shared customer car park with the adjacent Premier Inn hotel, providing ample parking for both restaurant patrons and hotel guests.

REGULATORY

The property benefits from a Premises Licence. Any prospective purchaser will be required to hold a Personal Licence and to apply, at their own expense, for the transfer of the Premises Licence (subject to approval by the licensing authority).





OWNER'S ACCOMMODATION

The staff accommodation is located on the upper floors above the restaurant and comprises three self-contained residential units. The accommodation includes a studio flat at first-floor level, together with a three-bedroom flat arranged over the first and second floors, providing three double bedrooms, ensuite facilities, a kitchen, lounge and bathroom. In addition, there is a further one-bedroom flat, offering flexible accommodation suitable for management or staff occupation. The residential accommodation represents a valuable ancillary asset, providing on-site living accommodation in support of the business's operational requirements.

OTHER INFORMATION

Click Here for Terms and Conditions

Boundary Plans

- Restaurant Only Disposal -the plans edged in red are a guide to Whitbread's property's ownership, the boundary edged in blue is the demise that will transfer as part of the Freehold, Long Leasehold or shorter leasehold transactions.
- Whole Site Disposal – the plans edged in red are a guide to the property's boundary only. Please seek your own legal advice in respect to the ownership plan.
- Stacked Sites – where the restaurant sits directly below the hotel, the access from the Hotel reception will be closed off, with access directed through the main restaurant entrance.

Service Charge (excluding Whole Sites) The buyer will be expected to pay a service charge, to cover common areas and grounds maintenance and repairs on a proportional basis.

VAT - will be calculated if the property has living accommodation at 90% or 100% if not and will be added to the purchase price. If the transaction is deemed to be a Transfer of a Going Concern (TOGC), VAT will not be payable.

TENURE

Leasehold offers invited.

The property is currently held under a lease granted by Stargas Nominees Limited and Beegas Nominees Limited (as trustees for the National Grid UK Pension Scheme) for a term of 25 years from 2 September 2011. Approximately 10 years remain unexpired. The current passing rent commenced at £451,500 per annum and is subject to five yearly CPI linked upward only rent reviews.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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