THE GRAND JUNCTION ARMS

Bulbourne Road, Bulbourne, Tring, Hertfordshire, HP23 5QE

LEASEHOLD: NIL PREMIUM ANNUAL RENT: £80,000 | REF: 3858312

KEY HIGHLIGHTS

- Idyllic canal side location, currently closed
- 72 internal covers across bar & restaurant
- 70 cover terrace with own bar
- Large garden w/ 30 benches & kids play area
- Newly enlarged 60 space carpark
- New FOT lease with flexible terms. £80k rent plus F&F.

DESCRIPTION

This attractive Victorian canal side pub has recently undergone a significant refurbishment, reinstating original features such as the horseshoe-shaped bar and open fireplace.

The result is a stylish yet welcoming venue that blends tradition with contemporary design.

The property is arranged over four levels, offering a well-zoned layout for efficient operation and customer flow.

LOCATION

The Grand Junction Arms occupies a stunning waterside position on the banks of the Grand Union Canal in Bulbourne, just outside Tring in Hertfordshire.

This affluent and picturesque setting offers a unique blend of rural charm and accessibility, drawing in both locals and visitors from surrounding towns and the Chilterns.

The area benefits from strong demographics and excellent transport links, making it an ideal destination for casual dining, events, and family outings.

INTERNAL DETAILS

The main entrance leads into a 30-cover bar area, which opens into a 42-cover restaurant space. The basement houses a fully equipped commercial kitchen with high-grade appliances, a walk-in fridge, separate prep and wash-up areas, and a dumb waiter servicing the restaurant level.

The first floor includes WC facilities, storage, and staff changing rooms, while the second floor provides additional storage space.

TENURE

The property is available on a new free-of-tie lease at a rent of £80,000 per annum, on a full repairing and insuring basis. Additional terms are negotiable.

OWNER'S ACCOMMODATION

There is currently no designated owner's accommodation, but the upper floors may offer potential for conversion, subject to the necessary consents.

FIXTURES & FITTINGS

The property is fully fitted to a high standard, with premium kitchen equipment and stylish furnishings throughout. Offers are invited for the purchase of the fixtures and fittings, or they can be made available under a rental arrangement.

Preference will be given to operators who wish to acquire or lease the F&F as part of their agreement.

EXTERNAL DETAILS

The outdoor areas are a major highlight of the property. A beautifully landscaped terrace offers 70 covers and includes its own bar, creating a perfect setting for al fresco dining.

Beyond this lies a large garden with 30 picnic benches, accommodating hundreds of additional covers during peak periods. Three garden rooms, each seating six, provide a unique private dining or event option. The site also features a children's play area, an outdoor kitchen/food truck to support high-volume trading, and parking for approximately 60 vehicles.

THE OPPORTUNITY

This is a rare opportunity to acquire a turnkey hospitality business in a highly desirable location.

The Grand Junction Arms has benefited from substantial recent investment and is presented to a high standard throughout. With its flexible layout, extensive outdoor space, and strong local catchment, the property is ideally suited to an experienced operator looking to capitalise on the site's potential for destination dining, events, and seasonal trade.

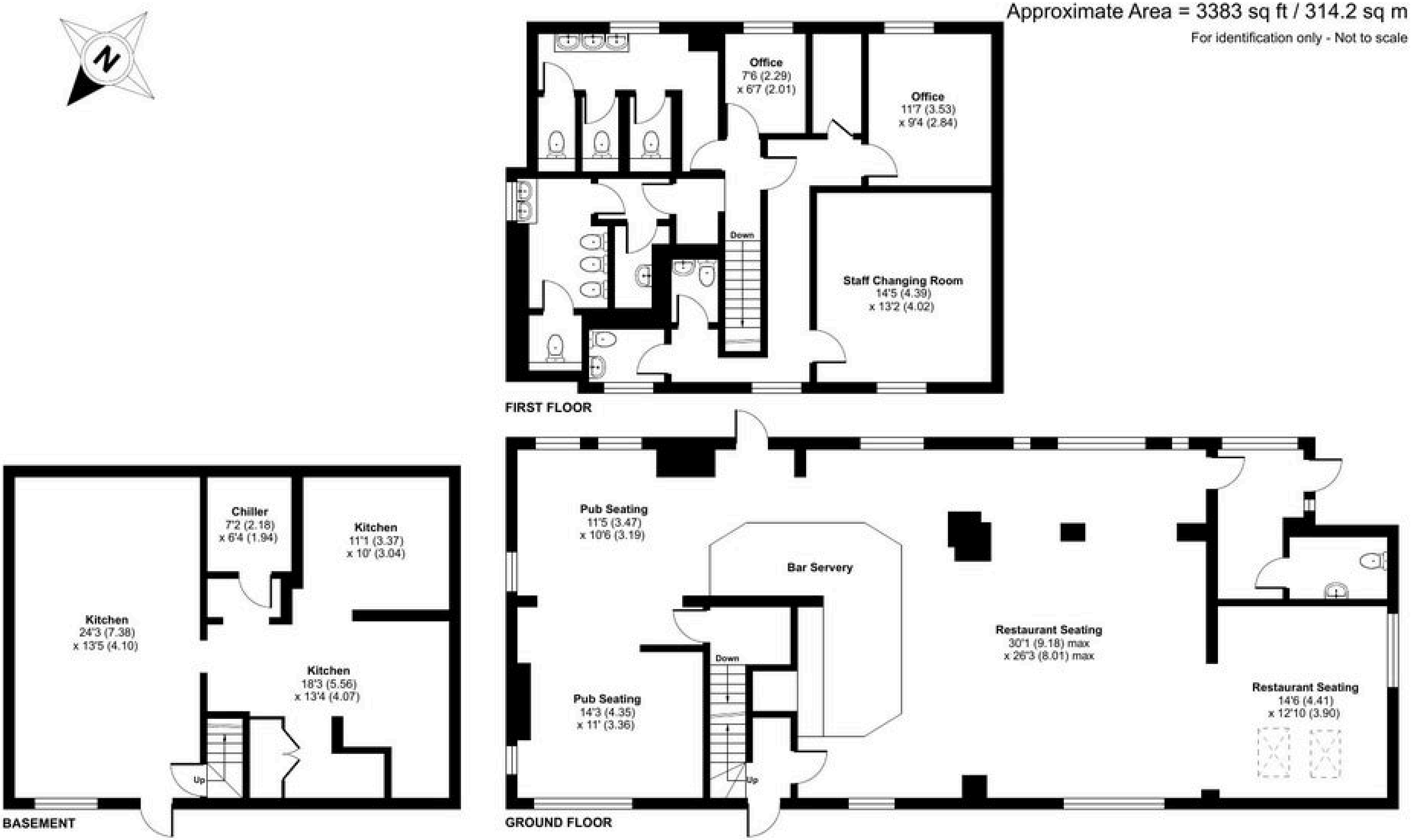
REGULATORY

Premises licence

Bulbourne, Tring, HP23

Approximate Area = 3383 sq ft / 314.2 sq m

For identification only - Not to scale



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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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