



Horse and Groom

Leasehold

Premium **£30,000** (exc VAT). To include Trade Inventory. Plus Stock at Valuation

Horse and Groom, Cornish Hall End, Finchingfield, Essex, CM7 4HF

AT A GLANCE

- Beautiful Essex Village Location
- Destination and Local Trade
- Large Beer Garden (100)
- Private 3 Bedroom Accommodation
- 'Free of Tie'
- Notable & Affluent Location
- Main Bar & Restaurant (90)
- Fully Equipped Trade Kitchen
- Held on a 20 Year lease to 2038
- Potential to Significantly Increase Trade

Viewing And Further Information

Gareth Hatton

☎ 01223 867400

📱 07493 126447

✉ gareth@everardcole.co.uk





PROPERTY

Main Entrance from car park leads into a beautifully presented bar area with exposed wooden beams. Long bar servery. Large wall mounted TV. Plenty of table seating boasting a comfortable lounge area. Main bar can seat around 30 customers. Ladies and Gents WC. Restaurant area is adjacent to main bar with wood burner and access to patio garden. Can seat approximately 60 customers. All areas are tastefully decorated oozing rustic charm. Benefits from a main trade kitchen, which is fully equipped with prep area and dry storage. Ground floor cellar.

Private accommodation on the 1st Floor - consisting of 3 bedrooms, lounge, bathroom. There is a disused room and conservatory (currently used as an office and storage) on the ground floor which can easily be used as part of the private accommodation, as this also has access to a private garden.

External Areas - Gravel car park at the front for approx 25 cars. Covered patio seating to the front of the pub for c30 customers. Enclosed beer garden laid to grass with picnic style bench seating for approx 60 customers. Ideal for outdoor events. Private garden laid to grass at the rear of the property. There is a large field to the back of the property, which is owned by the Parish Council, and we are led to believe that a handful of pub events could be held here, with permission.

PLANNING

The property is not listed and is not situated in a conservation area.

Permitted use as a Public House within use class Sui Generis (old A4).

UTILITIES

Bulk gas for kitchen. Oil fired central heating. Mains drainage.

MEASUREMENTS

Site Area - 0.6 acres

Total Floor Area - 3,778 sq ft

*all measurements are approximate and taken from digital mapping systems

FIXTURES & FITTINGS

Extensive working trade inventory is included in the premium price of £30,000. An inventory can be provided.



THE BUSINESS

The business has been overseen by our clients since May 2024. They took on a successful pub serving authentic locally sourced food to the local community and visitors to the area. They have created a warm and welcoming environment, that has plenty of potential to be taken to the next level under a new operator. The business is closed on a Monday and Tuesday.

Profit and loss accounts can be made available following an arranged visit. Trade split is approximately 40/60 food led.

RATES & CHARGES

Rateable Value of £8,750 as of 1st April 2026.

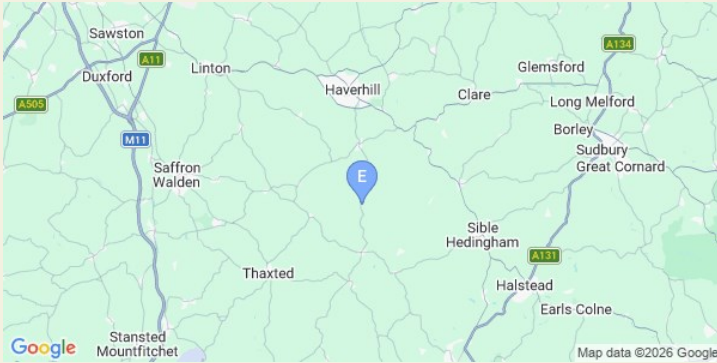
TENURE

Held on an existing 20 year lease, expiring 1st July 2038. Free of all ties. Private Landlord. Current rent of £53,000 pax. Full repairing and insuring lease.

PREMIUM

£30,000 to include trade inventory.





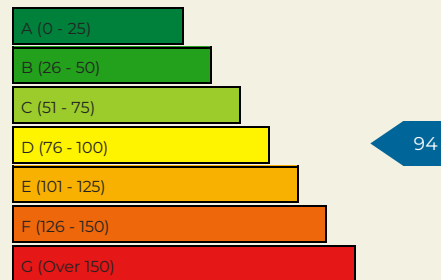
LOCATION

The Horse and Groom is located in Cornish Hall End an Essex village on the B1057 just outside of the beautiful village of Finchingfield and 4 miles (6 km) south of Steeple Bumpstead in the Braintree district of Essex. Despite its peaceful rural setting, the property is well positioned for commuters, with Stansted Airport approximately 14 miles away, Saffron Walden 11 miles, and Haverhill just 7 miles, providing convenient access to surrounding towns and transport links.

Finchingfield is a picturesque village that feels like stepping into a timeless English postcard. With charming thatched cottages, peaceful green spaces, and the iconic duck pond, it's a serene escape from the bustle of modern life. Whether you're sitting with a picnic on the green, enjoying a meal at a traditional pub, or exploring the surrounding countryside with your dog, Finchingfield offers a unique blend of rural beauty and warm community spirit. Perfect for a quiet getaway, or more permanently, this idyllic village is where history, nature, and tranquillity come together. All of this coupled with the local primary school, modern doctor's surgery, Post Office, Recreation grounds, with a newly refurbished tennis court, and petrol station.



EPC



ACQUISITIONS // DISPOSAL // LANDLORD & TENANT // EXPERT WITNESS // PROFESSIONAL SERVICES

Cambridge
01223 370055

Nottingham
0115 8246442

Leeds
0113 4508558

Manchester
0161 8204826

info@everardcole.co.uk
www.everardcole.co.uk

