

# The Mulberry Tree



- Substantial Roadside Restaurant
- Adjacent to Premier Inn (78 rooms)
- 350 covers including 100 external seating
- Indoor play area and patio
- Three flats used for staff accommodation
- GIA 8535 sqft, Energy Rating B

*Braintree By Pass, Braintree, CM77 8GG*

*Freehold: £650,000 Plus VAT*

Ref: 4267914

## DESCRIPTION

The Mulberry Tree Brewers Fayre property comprises a purpose-built, branded restaurant arranged predominantly over a single storey, designed in accordance with the operator's established family dining format. The building provides a spacious, open-plan trading area incorporating a range of seating options, including fixed booths, loose tables, and areas suitable for larger groups, enabling a flexible and efficient customer environment. Overall, the property is well-configured and maintained, offering a turnkey restaurant asset suited to high-volume, food-led trading in a prominent and accessible location.

## LOCATION

The Mulberry Tree Brewers Fayre restaurant is situated in a well-established commercial location in Braintree, Essex, benefitting from close proximity to the A120, which provides excellent road connectivity between Colchester, Stansted Airport, and the M11. The site enjoys strong accessibility for both local residents and visitors, with Braintree and Braintree Freeport railway stations located nearby, offering regular services to London Liverpool Street via Witham. In addition, the area is well served by local bus routes, enhancing public transport links into the town centre and surrounding residential areas. The restaurant is positioned within a busy retail and leisure environment, close to the popular Braintree Village outlet shopping destination, which generates significant footfall throughout the year. This strategic location supports a consistent customer base, drawing trade from shoppers, local residents, and passing traffic alike.



## THE OPPORTUNITY

The opportunity to purchase the freehold of The Mulberry Tree restaurant in Braintree represents a strong investment in a well-established and prominently located hospitality asset. The property is ideally situated adjacent to a 78-bedroom Premier Inn, providing a dependable flow of trade from both business and leisure guests and supporting consistent customer demand throughout the week. This close proximity creates valuable operational synergy, particularly for breakfast and evening dining, enhancing overall trading performance. The freehold offering gives an incoming purchaser full ownership and control, presenting the opportunity to further optimise the business, adapt the offering if desired, and benefit from long-term growth in a busy and well-connected Essex location.

## 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.



## INTERNAL DETAILS

The Mulberry Tree Brewers Fayre in Braintree is internally arranged to provide a spacious and family-oriented dining environment, offering approximately 250 covers across multiple bar and restaurant dining areas. The bar area is equipped with three fruit machines, adding to its appeal as a relaxed social space, while a dedicated children's soft play area enhances the venue's suitability for family visits. The premises benefit from a fully equipped commercial kitchen, including a walk-in fridge, two freezers, and dry-store, ensuring efficient food preparation and storage. Customer facilities comprise separate ladies' and gents' W/Cs, and the back-of-house accommodation includes a staff room, staff toilets, and an office, all supporting the efficient and smooth operation of the business.



## EXTERNAL DETAILS

The Mulberry Tree restaurant benefits from well-configured external areas that complement its overall offering and customer appeal. To the front of the property, there is a patio area providing seating for at least 100 customers, creating an inviting space for outdoor dining and socialising, particularly during the warmer months. This generous external seating enhances the venue's capacity and flexibility during busier trading periods. In addition, the property is supported by a substantial car park shared with the adjacent Premier Inn, ensuring ample and convenient parking, thereby promoting ease of access and strong customer footfall.

## OTHER INFORMATION

T&C's Link

[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.

## 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.

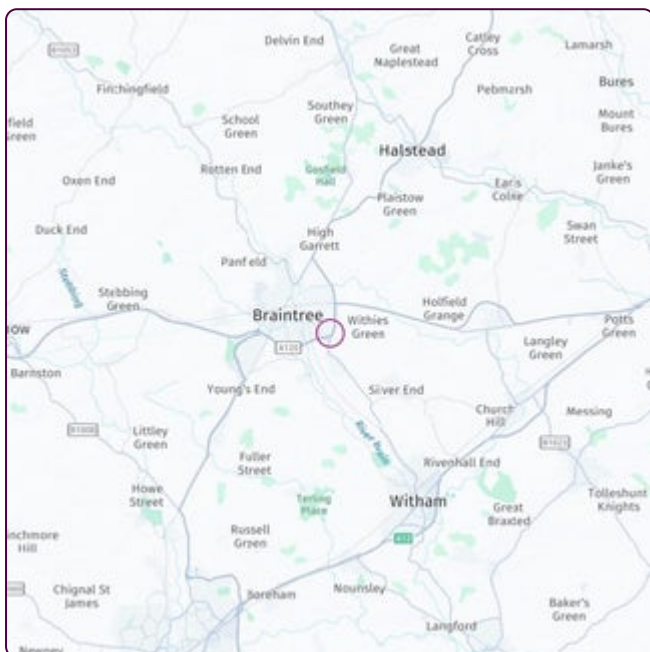
## FIXTURES & FITTINGS

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.

## REGULATORY

Premises licence.

Mains water, electricity, drainage and gas.



## OWNER'S ACCOMMODATION

The accommodation is fully utilised for staff purposes and comprises a practical and well-configured arrangement, including one three-bedroom flat with a living room, kitchen, and bathroom, providing ample shared living space. In addition, there are two self-contained bed-sits, each equipped with their own bathroom and kitchen facilities, offering further flexibility for staff occupancy.

## TRADING HOURS

Current trading hours are:

Mon-Fri 6:30am-11pm

Saturday 7am-11pm

Sunday 7am-10:30pm



## 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

T: 0344 412 4944

E: [enquiries@christiefinance.com](mailto:enquiries@christiefinance.com)

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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.

### CONTACT

T: 01908 920 570

E: [enquiries@christieinsurance.com](mailto:enquiries@christieinsurance.com)

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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:



### HUGO FAIRBANKS WESTON

Business Agent

T: +44 7764 241 303

E: [hugo.fairbanksweston@christie.com](mailto:hugo.fairbanksweston@christie.com)

#### 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.