

FRED BARRETT & SON

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~ PUB TO LET ~

THE 'QUEENS HEAD' P.H.

HYTHE QUAY, MALDON, ESSEX. CM9 7HN.



The 'Queens Head' is a two-bar House with separate restaurant/function area located on the river with a large exterior patio area to capitalise on the superb riverside location.

The Thames barges can be seen from the pubs restaurant 'The Port Hole Restaurant'.

There is the usual trade kitchen and underground cellar.

Privately, there are four bedroom/lounge/bathroom/wc.

RENT:
£48,000 per annum

INGOING: Estimated by Brewery in the region of £62,000

TRADE: (BEER ONLY):-

2015:	432 barrels
2016:	410 barrels
2017:	385 barrels
2018:	371 barrels (MAT)

VIEWING:

Viewing is strictly via appointment through FRED BARRETT AND SON. Please telephone us on (01908) 281542. PLEASE DO NOT APPROACH THE EXISTING LICENSEE IN THIS MATTER.

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. FRED BARRETT AND SON who will then deal with all matters appertaining to the Change.