



EXCITING COMMUNITY-OWNED PUB TENANCY OPPORTUNITY! (FREE OF TIE)

THE CHEQUERS INN, ROXWELL, CHELMSFORD, CM1 4PD



Following the retirement of the previous operators after 24 years, a community buy-out and a six-month refurbishment programme, the Roxwell Chequers Community Benefit Society (RCCBS) is seeking the right tenant to re-establish The Chequers as the thriving pub at the heart of our community.

The Chequers is a traditional country pub located in the centre of Roxwell, four miles from Chelmsford City Centre. It is a Grade II listed building in a beautiful location a stone's throw from the village pond, church and school. It is the only traditional pub serving a wide catchment in an affluent part of the Essex countryside.

The pub offers two main bar areas, each with their own fireplace, together with a range of other well-connected and characterful spaces and snugs extending off to the rear. It can accommodate approximately 50 seated covers alongside space dedicated to drinking and socialising. It will benefit from a newly installed commercial kitchen perfect for preparing high-quality, affordable, traditional pub food.

Outside trading areas include an attractive beer garden to the rear and a courtyard at the front overlooking the village conservation area. Full disabled access and toilet facilities are provided, alongside newly installed heating and electrical systems. The private accommodation consists of a refurbished two-bedroom flat with a spacious lounge at first floor level.

RCCBS is seeking a tenant with strong business acumen and a proven track record that can engage effectively with locals and harness the groundswell of support shown for the pub through the community buy-out. We expect the tenant to offer traditional country pub services, including real ales, good food and special events through the year that will drive interest and custom. The Chequers must be welcoming of all, including families and dogs, and resume its rightful place as the hub of our community.



**FOR MORE DETAILS OF THE TENANCY OPPORTUNITY,
PLEASE CONTACT RCCBS VIA THE QR CODE OR EMAIL
CONTACTUS@SAVETHECHEQUERSROXWELL.CO.UK.
WE WOULD WELCOME AN INITIAL CHAT WITH ANY
PROSPECTIVE APPLICANTS.**

WWW.SAVETHECHEQUERSROXWELL.CO.UK