

The Quayside Public House, Haven Road, Colchester CO2 8HT



Freehold
Let & Income
Producing
Public House

- Offers in excess of £300,000
- £24,000 per annum rental income
- Lease expiry August 2021
- 2,410 sq ft (224 sq m)
- Good car parking and beer garden
- EPC Rating: TBC

EC

- Most Active Agent Essex 2019 & 2020
- Most Active Agent Suffolk 2020
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020

Details

Location

The property is located on the east side of Haven Road within the Hythe area of Colchester on the south side of the River Colne.

Haven Road forms an important distributor road within the Hythe area of Colchester, which is an area of mixed industrial and business uses located approximately 1.25 miles south east of the town centre.

Colchester is a sub regional centre and the principal town serving north east Essex with a population approaching 130,000.

The town benefits from a mainline link through to London Liverpool Street station and direct access to the A12 which provides a dual carriageway link to the A14 south of Ipswich and Junction 28 of the M25 at Brentwood.

Description

The property comprises a public house/restaurant arranged on ground and first floors situated in the centre of a good sized plot. The original two storey building is Victorian in origin and of traditional construction and benefitting from central heating and UPVC framed windows.

There are single storey extensions to the side and rear which provide the main bar/pool area and restaurant, to the rear of the property there is an attractive beer garden whilst the front area onto Haven Road provides generous car parking.

The property offers two bar areas and a 40+ cover restaurant within a conservatory style UPVC framed glazed structure, the remainder of the building offering a commercial kitchen, food stores, preparation areas, dry good stores and at first floor level managers living accommodation.



The freehold boundary is marked in red on the Title extract plan included on Page 4 of these particulars. The palisade fence which runs along the north boundary is **not** the boundary of the site.

The property benefits from a full right of way over the area hatched blue on the plan.

Accommodation

We have measured the property and can confirm the following floor areas:-

Ground Floor

Bar/Pool Room/Restaurant	109.8 sq m	(1,181 sq ft)
Kitchen, Prep Area & Stores	68.2 sq m	(734 sq ft)

First Floor

Offices, Staff Room, Bedroom & Bathroom	<u>46.1 sq m</u>	<u>(495 sq ft)</u>
Total	224.1 sq m	(2,410 sq ft)

Services

Mains water, electricity, gas and drainage are connected.

We have not tested any of the services or service installations and buyers must satisfy themselves as regards to capacity and connectivity.

Planning

The existing use is longstanding and online planning records with Colchester Borough Council reveal no recent planning applications.

The property is not Listed or situated within a Conversation Area and the current use is Class A4 (drinking establishment), although recent changes to the Use Classes Order may generate additional opportunities on user.

Prospective purchasers should check with the Local Planning Authority if they wish to amend the current use.



Details

Tenancy

The property is occupied under a 5 year lease to expire on the 31st July 2021. The lessee is an individual and the current rent is £24,000 per annum and the lease obligations the tenant to keep the property in good repair and condition, meet the landlord's reasonable insurance costs and allows use as a public house.

The lease is **outside** the Security of Tenure Provisions of Part II of the 1954 Landlord & Tenant Act.

A copy of the lease is available upon request.

Business Rates

From enquiries with the Local Rating Authority we understand that the premises are assessed as follows:

'Public House & Premises' £16,500

Tenure

Our sale proposal is for the freehold interest subject to the existing tenancy. A copy of the Registered Title is available upon request.

Guide Price

Offers are invited in excess of £300,000 plus VAT

VAT

The property is VAT elected and VAT will be payable on the purchase price at the statutory rate.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

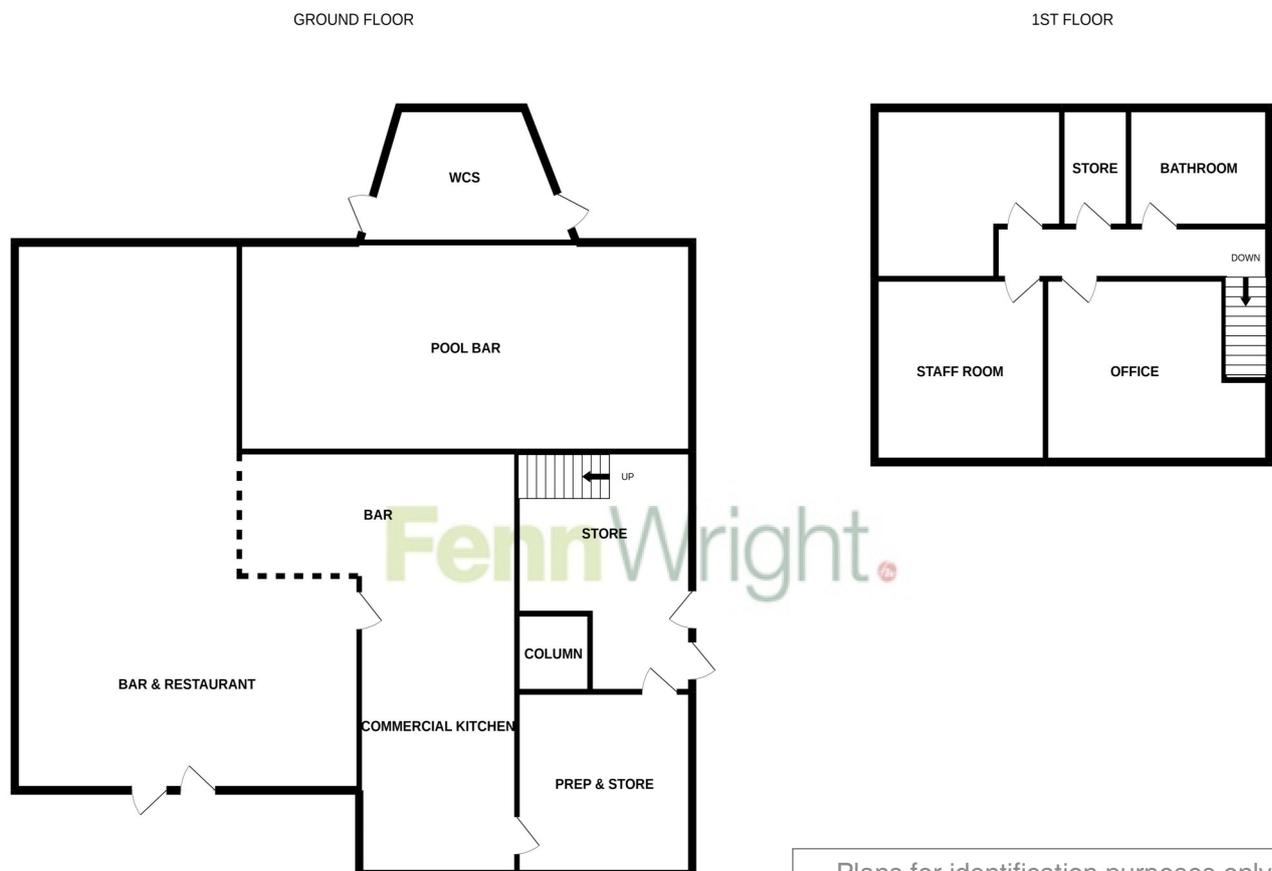
882 The Crescent, Colchester Business Park,
Colchester CO4 9YA

01206 85 45 45

fennwright.co.uk

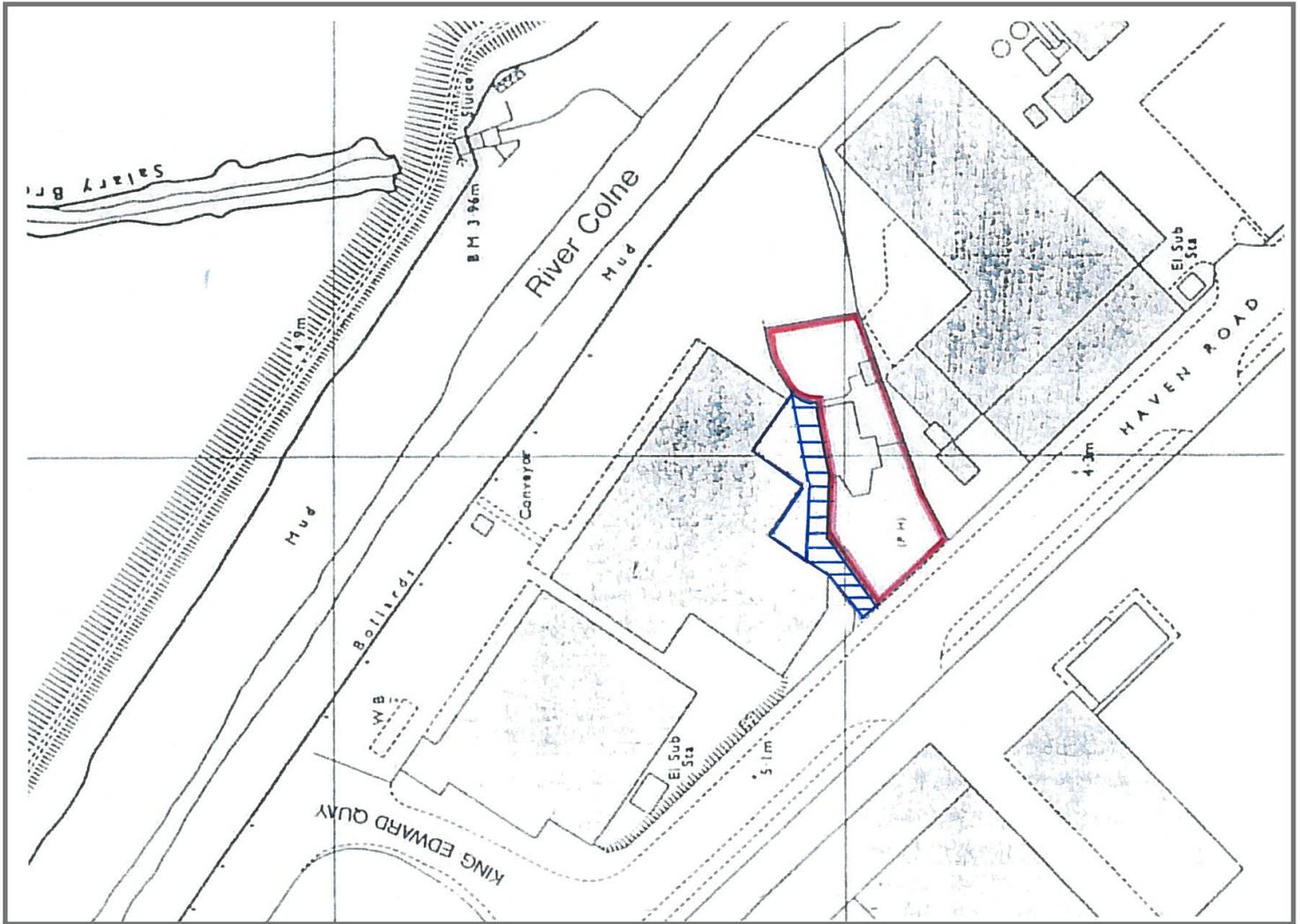
Contact:

Lewis Chambers E. lcc@fennwright.co.uk



Plans for identification purposes only.
No to scale.

Details



Plan for identification purposes only— Not to scale.

For further information

01206 85 45 45

fennwright.co.uk

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