

FREEHOLD FOR SALE OFFERS INVITED

TREBLE TILE

Colchester Road, West Bergholt, Colchester, CO6 3JQ



Key Highlights

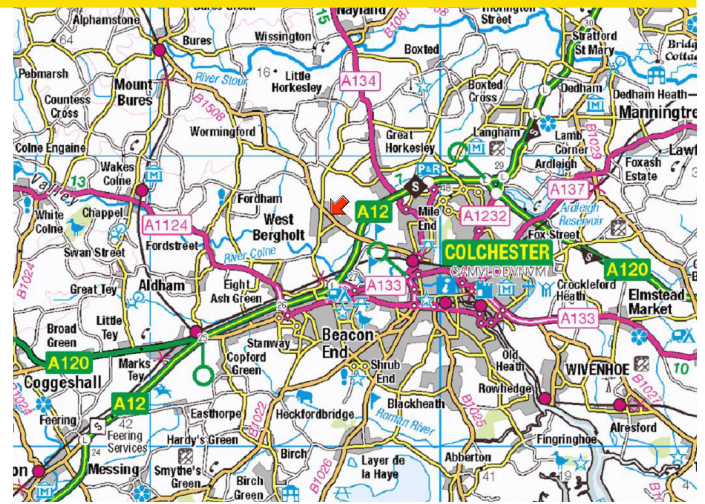
- Freehold with vacant possession
- Large car park
- Beer garden to rear
- Site extends to 0.16 hectares (0.40 acres)
- Three bedroom managers accommodation

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Location

The property is located in the village of West Bergholt, 5.3 kilometres (3.3 miles) north west of the centre of Colchester, 25.9 kilometres (16.1 miles) east of Braintree and 32.2 kilometres (20.1 miles) south west of Ipswich.

The Treble Tiles occupies a prominent roadside position fronting the B1508 which provides access to the centre of Colchester to the east. The property is situated in a rural location adjacent to residential housing and Heathlands Primary School.

Property Description

The property comprises a two storey detached building with single storey extensions to the rear. The Treble Tile has painted rendered elevations beneath a pitched and hipped tiled roof.

Externally there is a beer garden to the front and rear elevations with seating for 50 customers. The car park to the side elevation provides parking for 25 vehicles.

Accommodation

Internally the trading area is situated at ground floor level and is split between a separate dining and bar area with a trade kitchen to the rear. The bar area comprises a bar servery to the rear and seating for 16 customers with the dining area comprising seating on tables and chairs for 45 customers. Customer toilets are located to the rear of the dining area and adjacent to the main entrance.

The first floor is accessed from the side of the main entrance and comprises a kitchen, bathroom, three double bedrooms and an office.

The site extends to 0.16 hectares (0.40 acres).

Tenure

Freehold.

Guide Price

Offers are invited for the freehold interest.

Planning

The property is not listed or situated within a conservation area.

Licensing

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the pub is permitted to sell alcohol under the following hours:

Monday to Wednesday	10:00-23:00
Thursday to Saturday	10:00-00:00
Sunday	12:00-22:30

Rating

The subject property is entered in the 2017 Rating List with a Rateable Value of £14,400.

Fixtures and Fittings

The fixtures and fittings may be available by way of separate negotiation.

The Business

The pub is currently open and trading but can be provided with vacant possession.

Energy Performance Certificate

A D-(93) Rating has been calculated.

Viewing

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

Contact

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