

**FOR SALE** FREEHOLD WITH VACANT POSSESSION

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# ROYAL AT HARWICH

387 Main Road, Harwich CO12 4ER



## Key Highlights

- Freehold with vacant possession
- Large beer garden
- Car park to the rear
- Site extends to 0.16 hectares (0.40 acres)
- 5 bedroom managers accommodation

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SAVILLS LONDON  
33 Margaret Street,  
London W1G 0JD

**+44 (0) 20 7535 3338**

[savills.co.uk](https://www.savills.co.uk)

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## Location

The property is located in the town of Harwich, 9.2 kilometres (5.7 miles) south of Felixstowe (via a passenger only ferry), 21.4 kilometres (13.3 miles) south of Ipswich 28.8 kilometres, and (17.9 miles) west of the centre of Colchester.

The Royal at Harwich occupies a prominent roadside position fronting the B1352 which provides access to the centre of Harwich to the east. The property is situated in a predominantly residential area, nearby is the mayflower medical centre and a BP petrol filling station.

## Property Description

The property comprises a two storey detached property with single storey extensions to the rear. The Royal at Harwich has exposed brick elevations beneath a pitched and hipped tiled roof.

Externally there is a beer garden to the front and rear elevations, connected via the right side of the property, with seating on tables, chairs and benches for 56 customers to the front and 136 customers to the rear. The car park to the rear elevation provides parking for approximately 8 vehicles.

## Accommodation

Internally the trading area is situated at ground floor level and comprises two interconnecting bar areas. A function room and trade kitchen are provided to the rear. The bar area comprises a bar servery to the rear and seating for 15 customers to the left with pool table and fruit and quiz machines with the second bar area to the right comprising seating on tables and chairs for a further 18 customers. Customer toilets are located to the right and left of the property.

Access is provided to first floor via a separate entrance to the right elevation and internally through the back of house and comprises a lounge, two bathrooms both with separate w/c, five double bedrooms and an office which is currently set up as a nail salon and massage parlour.

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 Thursday - 10:00-00:00
- Friday to Saturday - 10:00-01:00
- Sunday - 12:00-00:00

## Ratings

The subject property is entered in the 2017 Rating List with a Rateable Value of £15,250.

## Fixtures and Fittings

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

## The Business

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

## Energy Performance Certificate

A C-(75) Rating has been calculated.

## Viewing

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

## Contact

### James Plaistow

+44 (0) 207 535 3338  
james.plaistow@savills.com

### Stuart Stares

+44 (0) 207 299 3088  
sstares@savills.com

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