



Queen Victoria

Ref: 1456930

The Street, Woodham Walter, Maldon, CM9 6RF

Freehold: OIEO £360,000 + Vat

Detached pub in attractive village setting

Two bars and dining area

Gardens and trade car park

3-bedroom accommodation

Trade kitchen, scope for enhanced food offer

Previously tenanted, now closed. Energy Rating C

Vat will be payable on 90% of the sale price



The Queen Victoria has been trading as a village local with a range of pub food in comfortable surroundings.

It is felt that the location and space would allow new owners to develop an improved food offer and widen the appeal to the surrounding area.



Location

This attractive Essex village lies between Chelmsford and Maldon, a popular residential location with easy access to the A414 leading to the A12. Nearby is the village of Danbury, and two golf courses.

A corner building, on an elevated plot overlooking open countryside and close to the village church, it is well placed to draw both local and passing trade.

Description

Detached two-storey building under a tiled roof with rendered elevations. There are various single storey extensions to the rear with pitched and flat roof's plus double garage. With good size customer car park, the plot is in the region of 0.25 acres.



Internal Details

Main lobbied front entrance into main bar in two sections with bar servery to one side. Wood effect floor and range of loose tables and chairs. Rear bar with access to servery, seating for 18, wood effect floor and wood burner. Steps down to further dining area seating 16.

Ancillary Areas

Central hall leads from both areas to the customer toilets. Trade kitchen to the front with extraction, non-slip floors, some commercial trade equipment and separate preparation and wash up area.

With access from the bar servery is the below ground cellar, in two sections with outside drop to the side.



External Details

The pub has outside seating areas to the front and side, which are visible from the road. The side area is enclosed, partly covered and laid with artificial grass. There is also a private yard and garden which is fenced with store shed and oil tank. Adjoining this is the double garage.

Customer car park alongside the pub is concrete and can accommodate up to 24 vehicles.

Owner's Accommodation

Located on the first floor there are three bedrooms, lounge and bathroom with three-piece suite.



Business Rates

The current rateable value according to the VOA as of April 2023 is £4,750, down from £5,600 previously. The local authority is Maldon Borough Council.

The property is connected to mains water, sewerage and electricity with oil fired heating and propane gas for cooking.

Fixtures & Fittings

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity or brand name may be removed from the property prior to, or shortly after, completion.

Trading Information

The property is part of a larger tenanted estate and there is no turnover information available. Some supply volume information is available as the business is currently held on a tied lease agreement.

Development Potential

We are seeking offers on an unconditional basis. The contract will contain an "Overage Agreement" for a term of 10 years should planning for development of the car park adjoining be obtained at a later date. Terms to be agreed.

The property has recently been listed as an "Asset of Community Value" with the local authority.

Regulatory

The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence. Prospective purchasers are advised to take appropriate specialist advice.

VAT at the prevailing rate may be applicable on the sale of this property and where there is owner's accommodation is normally based on 90% of the purchase price. It is recommended that specialist advice is taken in this respect. All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Liana Gatier

Business Agent - (South - Pubs and Restaurants)

T:+44 1962 674 010

M:+44 7546 698 683

E:liana.gatier@christie.com

Winchester

Simon Chaplin

Senior Director - Corporate Pubs and Restaurants

T:+44 20 7227 0761

M:+44 7764 241 351

E:simon.chaplin@christie.com

London



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