



# Red Lion

## Freehold

Offers in excess of **£375,000** (exc VAT)

Red Lion, 130 Coggeshall Road, Marks Tey, Essex, CO6 1LT

### AT A GLANCE

- Freehold available with benefit of vacant possession
- Prominent public house refurbishment/development opportunity (STP)
- Suitable for a variety of different uses (STP)
- Approximately 60 internal covers
- Very prominent location on busy A120
- High levels of passing traffic
- Large site extending to approximately 0.9 acres
- Detached, Grade II Listed building
- Sizeable dedicated car park for c. 25 vehicles

### Viewing And Further Information

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## PROPERTY

The Red Lion is a detached, Grade II Listed building which is predominantly arranged over two storeys under a pitched tiled roof. The property requires refurbishment throughout.

The bar area is accessed from the front of the main building and provides around 36 covers. Male & female WCs are also present. The restaurant area is adjacent and serves a further c. 24 covers. To the rear of the property, there is a commercial trade kitchen and cellar, located at ground floor level.

The private accommodation is all situated at 1st floor level and consists of 2 double bedrooms, office and bathroom. A separate lounge/bedroom is accessed via a dedicated staircase.

To the eastern side of the property is a large trade garden, replete with children's play area. To the rear of the property is an outbuilding which has been used for storage along with a fenced private garden. Car parking, for up to 25 vehicles, is available to the front and side of the property.

## Overage

The sale of the freehold interest is subject to an overage provision placed on the title by a previous owner, expiring in August 2027, providing a 15% uplift in value, applying only to new build residential development on the whole site and excluding conversion of the existing building. The overage liability to occur either on the implementation of the permission or sale of the land with the benefit of permission.

## PLANNING

We are advised that the property is Grade II Listed but not situated within a Conservation Area.

Prospective purchasers are advised to make their own enquiries to [Colchester Borough Council](#)

## MEASUREMENTS

The area of the public house site is approximately 0.9 acres. The ground floor footprint (GEA) of the public house extends to 222m<sup>2</sup> (2,389ft<sup>2</sup>), including the rear outbuilding.

Measurements are taken from digital mapping and are approximate.

## FIXTURES & FITTINGS

There are no fixtures and fittings in the sale. The property is being offered in 'shell' condition, on a 'sold as seen' basis.



## THE BUSINESS

No historical trading information is available. The vendor has not occupied the property and does not have knowledge of the former business and therefore does not have access to any accounts or trading information.

## RATES & CHARGES

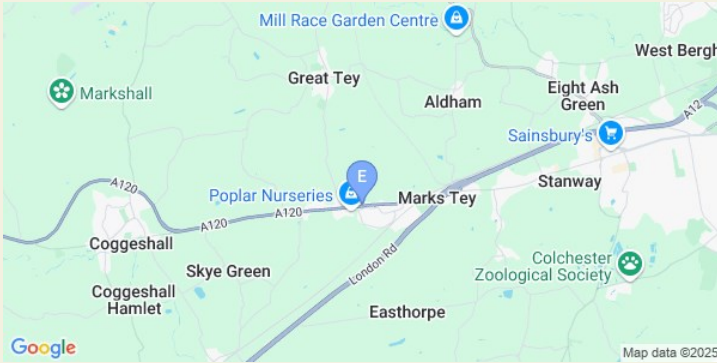
We understand the business should qualify for 100% small business rate relief (based on a Rateable Value of £5,200)

Council Tax: £1,341 per annum (Band A)

## TENURE

Freehold offers sought in excess of £375,000, exc VAT, subject to vacant possession, sold as seen.





## LOCATION

Marks Tey is a large village, located 6 miles west of Colchester. The village itself benefits from a variety of facilities including a Post Office, bakery and butchers. The Red Lion is located in a prominent, roadside position on the trunk A120. A Shell petrol station is positioned nearby.



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