



Wick Lodge

Jaywick Lane, Clacton-on-Sea, Essex, CO16 8BG

Tenure: Leasehold

Price: £10,000

Ref: 23923

**Sidney
Phillips**

Leisure & Hospitality Specialists



Key Features

- Situated on fringes of Clacton-on-Sea
- Well-presented and attractive public house
- Two fully furnished trade areas (110-120)
- Three bedroom accommodation
- Side patio and car park
- Available on a new free-of-tie lease

Location

Wick Lodge is situated in Clacton-on-Sea, a seaside town and resort in the county of Essex. It is located on the Tendring Peninsula and is the largest settlement in the Tendring District, with a population of approximately 55,000. The area is experiencing rapid expansion with a number of large and medium sized housing developments being constructed on the town's peripherals, which are proving popular with young professionals and families due to the areas commutability to the capital, comfortable work from home surroundings and wealth of amenities.

The town's economy is strong in the service sector, and benefits from two business/industrial parks. In the wider district, agriculture and occupations connected to the Port of Harwich provide further employment.

The town is easily accessible via the A133 and A12, providing fast road communications to London, Ipswich, Colchester and Chelmsford. Trains are operated by Greater Anglia and run hourly to London Liverpool Street via Colchester and Chelmsford, with the full journey taking about 90 minutes.

Wick Lodge is situated on Jaywick Lane, on the eastern fringes of the town. It overlooks the surrounding countryside, but is only a ten minute drive from the town centre and station.

The Property

Wick Lodge comprises an extensively refurbished two-storey public house, well-presented throughout and fully furnished.



Ground Floor

- BAR: Carpeted flooring, bar servery and seating for 80-90.
- DINING ROOM: Seating for 34.
- GENTLEMEN'S TOILETS
- LADIES' TOILETS
- TRADE KITCHEN: Equipped with a range of commercial catering units.
- PREP & WASH-UP AREA
- LEAN-TO STORE
- ON-LEVEL CELLER
- OFFICE



First Floor

- THREE DOUBLE BEDROOMS
- LIVING ROOM
- BATHROOM

External

- CAR PARK (8)
- PRIVATE PARKING (2)
- ADDITIONAL PARKING: Available on a separate licence.
- FRONT & SIDE SEATING AREA with Smoking solution.





The Business

The business is currently closed. No trade is sold or warranted. No historic trade accounts are available. Prospective tenants will need to make their own assumption as to potential trade levels giving due regard to the size of the premises, location and local demographics. Please note that the property must be used as a public house with traditional food offering.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A full Premises Licence is held permitting the sale of alcohol:

Monday to Thursday 10:00-00:00

Fridays and Saturday 10:00-01:00

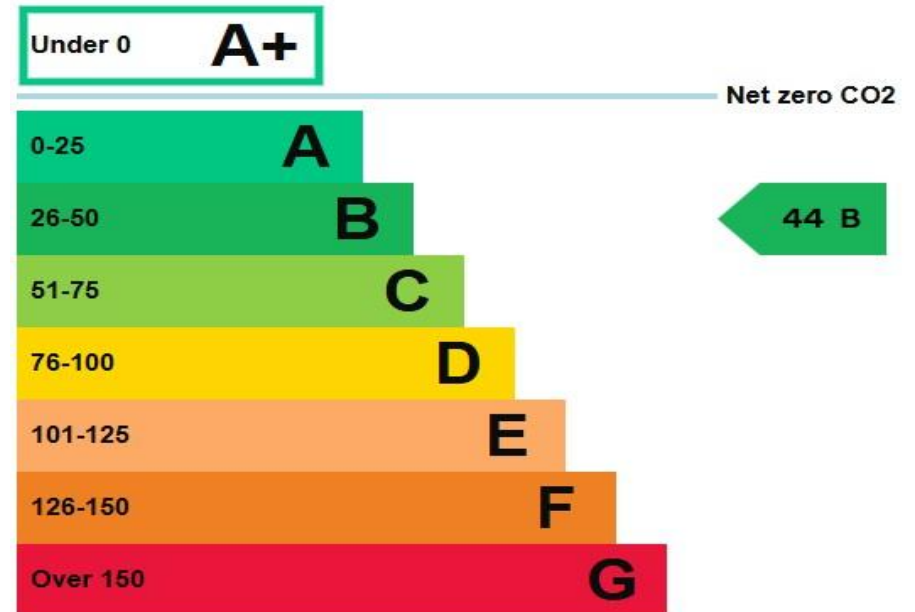
Sunday 10:00-00:00

Services

All mains services are connected.

Rateable Value: To be assessed.

Local Authority: Tendring District Council.



LEASEHOLD	£10,000 for the grant of a new free-of-tie lease on the following terms:
TERM	Up to 5 years.
LANDLORD & TENANT ACT 1954	Outside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance plus personal guarantors if the lease is taken as a Limited Company.
RENT	£26,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews at market rent or RPI on the second and fifth anniversary of the commencement date.
REPAIR LIABILITY	Full repairing and insuring lease.
FIXTURES & FITTINGS	Will be retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair).
TIE	Free-of-tie.
CAR PARK AND DRIVE	The Tenant and their customers shall have non-exclusive access and use of the driveway and car park. This will be granted by a licence at the rate of £100 per annum, which can be recalled or amended by the Landlord at any time given one months' notice. Repair liability is that of the Landlord.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will not be payable on rental payments.



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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.