



Taken Prior to closure

51 High Street

High Street, Ingatestone, Essex, CM4 0AT

Leasehold Nil Premium

- Central High Street position in desirable Ingatestone
- Character Grade II listed property
- Three trade areas (60-80)
- Two kitchen areas with potential for additional trade space
- 2-3 bedroom accommodation & studio flat
- Available on new flexible free-of-tie lease

Ref: 92109

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LOCATION

The subject property occupies a central position along Ingatestone High Street. Ingatestone is a popular village boasting a population in the region of 5,500 inhabitants, situated in the Metropolitan Greenbelt approximately 20 miles north east of London. Ingatestone has become an affluent communitive village seen as one of the UK's best places to live by the Sunday Times in 2020. This quaint yet bustling high street houses an array of boutique independent retailers, estate agents and supermarket.

The village lies a stones throw from the A12 trunk road which provides fast road access to the M25 at nearby Brentwood, as well as access into Chelmsford which houses a number of major amenities including hospital, University and retail park. Ingatestone houses its own railway station with services on the great eastern mainline into London Liverpool Street, Clapton-on-Sea, and Braintree.

The subject premises occupies an eye catching Grade II listed property understood to originate from the early 16th century. The property retains much of its original charm with features such as exposed timbers, exposed brickwork and hand made red clay tiles. The property falls within a conservation area. The property is in need of refurbishment throughout.

TRADE AREAS

ENTRANCE LOBBY with CCTV cupboard.

Front RESTAURANT space with laminate flooring, decorative fireplace and potential to seat 16.

Second front RESTAURANT space with laminate flooring, part panelled walls and potential for 24 seats.

Side RESTAURANT with potential seating for 12. LADIES AND GENTLEMENS TOILETS at first floor level.

CENTRAL WAITER AREA.

Trade KITCHEN with stainless steel splash backs, extractor, and tiled floor.
PREP AND WASH UP ROOM.

Open plan rear BAR with stripped wood flooring, exposed brickwork and two feature bread ovens. Potential to seat 40 with room for plenty more standing.

LADIES AND GENTLEMENS TOILETS with shared basin area.

Trade KITCHEN with tiled flooring, and stainless-steel splash back.

PREP AND WASH UP AREA.

OWNERS ACCOMMODATION

Located at the first floor level there is owners accommodation comprising of: - LANDING, TWO LIVING ROOMS/DOUBLE BEDROOMS, DOUBLE BEDROOM/OFFICE, interconnecting ROOM and SINGLE BEDROOM.

Accessed via separate entrance to the rear of the property there is a STUDIO FLAT comprising of BED AREA, LIVING AREA with KITCHENETTE and SHOWER AND WC ROOM.

EXTERNAL

To the rear of the property there is a covered SMOKING AREA with WALK IN CHILLER offset. Sizeable storage areas offset.

To the side of the property there is a cobbled COURTYARD area.

THE BUSINESS

The business is currently closed. Historic trade accounts are unavailable, and no trade is sold or warranted. Respective purchases must make their own assumptions as to the potential trade levels given due regard to the location, size of the property as well as the local demographics.

We are of the opinion that the subject premises would suit a restaurant operator looking to take on a blank canvas opportunity and implement their own stamp. A new operator, subject to permissions, could reconfigure the property including the removal of the central kitchen in order to make a sizeable through flowing restaurant with show kitchen to the rear.

LICENCE

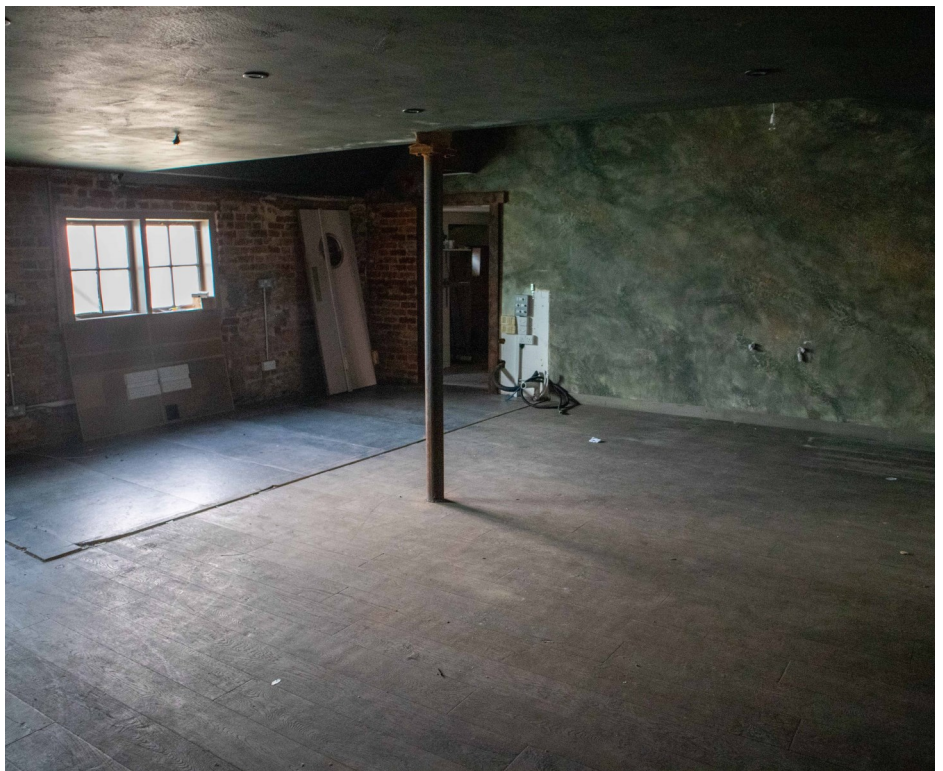
A Premises Licence is not held and an incoming party will need to reinstate the previous licence.

SERVICES

All mains services are connected.

Rateable Value: £29,000

Local Authority: Brentwood Borough Council

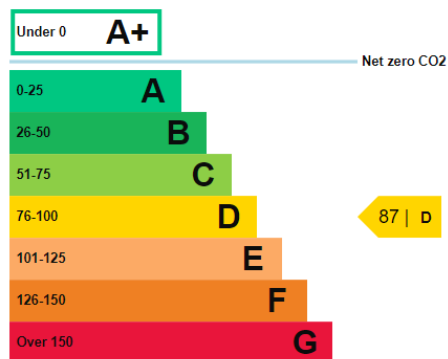


LEASEHOLD	NIL PREMIUM
TERM	For a term of 10 to 30 years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
DEPOSIT	The successful applicant will be required to lodge with the freeholder a deposit equivalent to 3 month's rent in advance, plus personal Guarantors if the lease is taken under a Limited company
RENT	Offers invited, to be paid monthly in advance
RENT REVIEW	Subject to rent reviews every fifth year of the term at open market rent
RENTAL INCENTIVES	Rental incentives may be available by negotiation
REPAIR LIABILITY	Full repairing and insuring lease agreement
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent



Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC Reference: 5635-8565-8789-3673-9703

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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