



The Queen Victoria

The Street, Woodham Walter, Maldon, Essex, CM9 6RF

Tenure: Leasehold

Price: Nil Premium

Ref: 96210

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Situated in heart of quintessential Essex village
- Newly renovated lock-up public house
- Bar and dining area for 35 - 40
- Part-fitted trade kitchen and wash-up room
- Front and rear terraces (40 - 50)
- Available on new, favourable free-of-tie lease

Location

The Queen Victoria is situated in the heart of the quintessential Essex village of Woodham Walter. The village falls within the Maldon district, approximately 3 miles west of Maldon and 6 miles east of Chelmsford. The area is popular with day trippers visiting the nearby Heybridge Basin and Blackwater Estuary, RHS Garden Hyde Hall and the various major amenities that Chelmsford boasts.

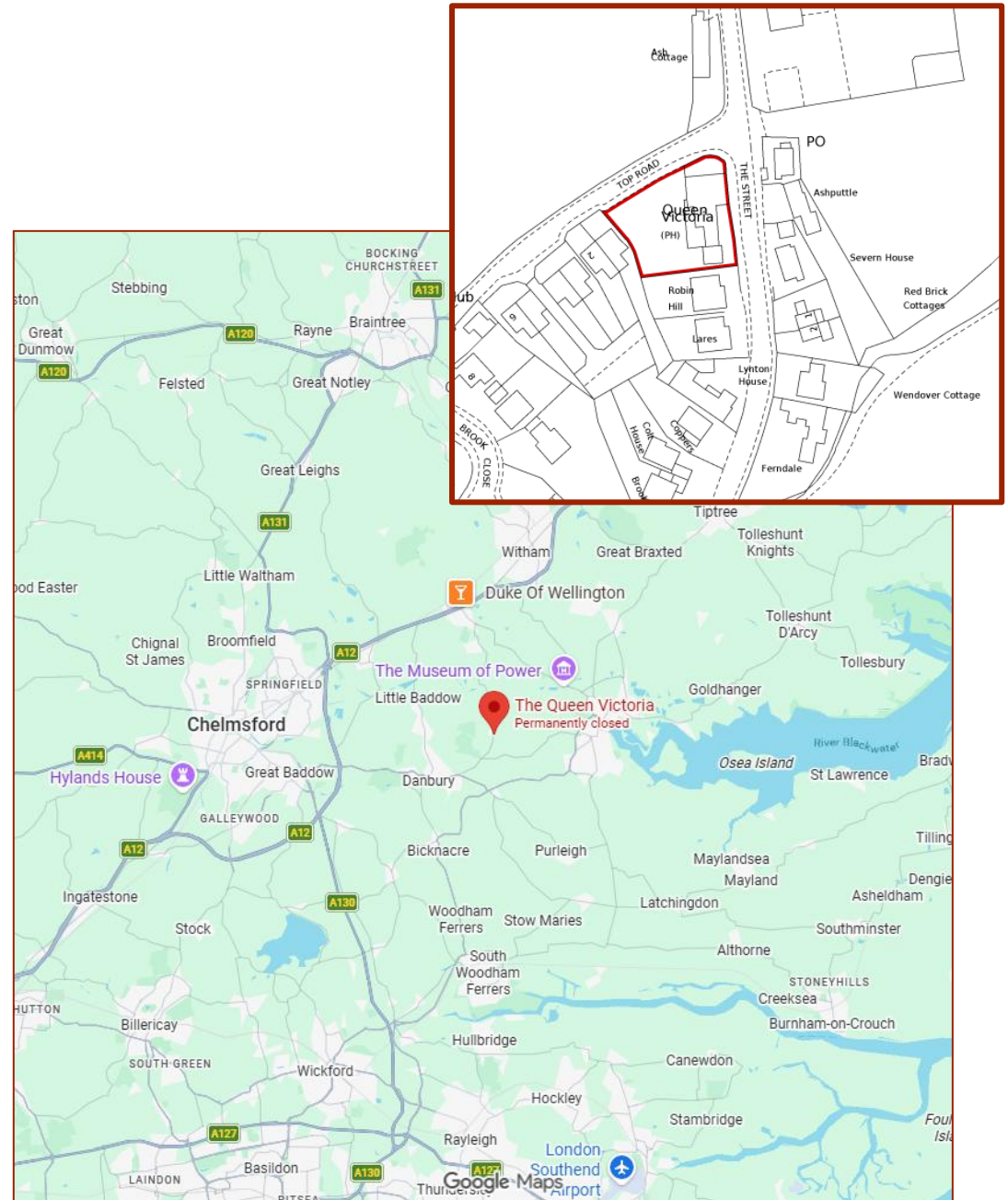
The village lies a short distance from the A12, a vital link road running between Ipswich and the M25 at Brentwood via Chelmsford and Colchester. Rail services are available from Chelmsford into London Liverpool Street.

The Queen Victoria sits on a prominent corner plot opposite the village primary school, nursery and close to the village hall.

The Property

The Queen Victoria comprises the ground floor lock-up public house. The entire property is newly renovated, having been stripped back to brick and recreated at great expense.

The property comprises:



Trade Areas

Ground Floor

- BAR: With stripped oak and porcelain tiled floor, underfloor heating, log burner, open brick fireplace and bar servery. Potential to seat 35-40.
- WASH-UP AREA/WAITER AREA: With nonslip flooring and UPVC clad walls.
- TRADE KITCHEN: Part-fitted with nonslip flooring, UPVC clad walls, extractor, stainless steel work surfaces, undercounter fridges and three phase electricity.
- UNISEX TOILET.
- ACCESSIBLE TOILET.

Basement

- CELLAR

External

- FRONT TERRACE: An enclosed trade area with flagstone slabs. Potential to seat approximately 30.
- REAR TERRACE: With pergola and potential to seat 10-20.
- PARKING.

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.





Licences

An incoming Tenant will be responsible for applying for a new Premises Licence.

Services

Mains water, drainage and three phase electricity are connected. Heating is via a heat pump.

Rateable Value: To be advised

Local Authority: Maldon District Council

0-25	A	
26-50	B	
51-75	C	
76-100	D	
101-125	E	
126-150	F	
Over 150	G	

67 C



Tenure & Price

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LEASEHOLD	Nil Premium
TERM	Up to seven years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to three months' rent in advance
RENT	£20,000 per annum, paid monthly in advance
RENT REVIEW	Subject to rent reviews of a frequency to be agreed subject to length of lease, at Open Market Rent or RPI, whichever the greater
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property
TIE	Free-of-tie
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 be payable on rental payments



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Business Mortgages

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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.