



The Red Lion

Clacton Road, St. Osyth, Essex, CO16 6PA

Freehold £395,000

- Link-detached two-storey public house
- Bar, games room and two dining rooms
- Two bedroom accommodation, four letting bedrooms and office
- Trade garden and large car park
- Outbuilding workshop and barn storage
- Currently closed

Ref: 95412

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LOCATION

Located in a central position in the historic Essex village of St. Osyth. The village lies approximately 5 miles west of the seaside resort of Clacton-on-Sea, 12 miles southeast of Colchester. The village acts as a hub to the surrounding villages due to its quaint yet busy high street which houses a range of local and boutique businesses. The village is popular during the summer months for day trippers, especially from London seeking to enjoy the surrounding countryside, St. Osyth beach and attractions at Clacton-on Sea.

St. Osyth's beach contains Essex's largest concentration of caravan parks which boosts the local population in the summer months by an estimated 7,000.

The Red Lion is a prominent link-detached public house of brick construction under a pitched tile roof. Despite the property's character and appearance, it is not a listed building.

PROPERTY

GROUND FLOOR

- BAR
- POOL ROOM
- MAIN DINING ROOM
- SECOND DINING ROOM
- LADIES' TOILETS
- GENTLEMAN'S TOILETS
- TRADE KITCHEN

BASEMENT

- CELLAR: Delivery drop to rear of property.

FIRST FLOOR

Owner's accommodation comprising:

- LIVING ROOM WITH MODERN FITTED KITCHEN

- TWO DOUBLE BEDROOMS with EN-SUITE SHOWERS

Letting accommodation comprising:

- DOUBLE BEDROOM with EN-SUITE SHOWER
- DOUBLE BEDROOM with EN-SUITE BATHROOM
- SINGLE BEDROOM
- WC
- SHOWER ROOM
- LAUNDRY CUPBOARD

SECOND FLOOR

- DOUBLE BEDROOM
- OFFICE.

EXTERNAL

- LARGE CAR PARK: Gated and gravelled.
- TRADE GARDEN: With smoking solution.
- WORKSHOP
- OUTBUILDING STORE
- BARN: Divided into three commercial units.

THE BUSINESS

The business is currently closed. No trade is sold or warranted. No historic trade accounts are available.

Prospective purchasers 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.

Prior to closure the property had been tenanted for a number of years. It is now in need of extensive refurbishment throughout.

We are of the opinion that the property may suit alternative uses subject to appropriate permission.



TENURE & PRICE

FREEHOLD £395,000. Sold with vacant possession.

LICENCE

A full premise license is held.

SERVICES

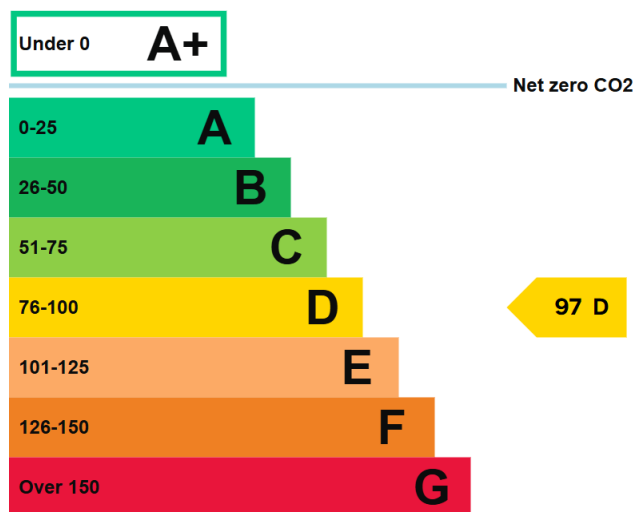
Mains electricity, water and drainage.

Rateable value: £22,750

Local Authority: Tendring District Council

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

Viewing strictly by appointment only.



BUSINESS MORTGAGES

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EPC Reference: 1954-8248-7713-7866-4495

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