



## Railway Tavern

58 Station Road, Brightlingsea, Colchester, Essex, CO7 0DT

Freehold £595,000

- Central position in busy coastal town
- Extensively renovated detached property
- Two bars (30-40) and function room/restaurant
- Modern and spacious four bedroom accommodation
- Trade patio with outside bar
- Profitable business with room for further growth

Ref: 33041

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## LOCATION

The Railway Tavern is located in the coastal town of Brightlingsea, in the Tendring District of Essex. The town lies between Colchester and Clacton-on-Sea, at the mouth of the River Colne, and boasts a population in the region of 8,100 residents. This Cinque Port town is predominately residential, centralized around a vibrant town centre and boasts attractions including All Saints' Church, Bateman's Tower, Museum and Brightlingsea Open Air Swimming Pool. The town centre is quaint in its nature, housing a number of local and boutique businesses, a stones throw from the beach and harbour.

Brightlingsea is predominately accessed via A133 trunk road between Colchester and Clacton-on-Sea, as well as the A12 carriageway which provides fast road access between Ipswich, Colchester, Chelmsford as well as the M25 at Brentwood. Mainline railway services are available from nearby Alresford with services into Colchester, Chelmsford and London Liverpool Street.

The Railway Tavern is a two-storey detached public house of brick construction. The sellers have extensively renovated the property throughout and as a result it is presented to a superb standard. The property has been stripped back to the bricks, reconfigured, and effectively rebuilt including new double glazed sash windows, electrics, plumbing, CCTV and zonal alarm system. The property requires no initial investment from an incoming buyer.

## TRADE AREAS

- PUBLIC BAR: With stripped wood flooring, bar servery and open brick fireplace. The servery houses a number of drinks fridges and an Epos till system. Seating for 20-25 and room for more standing.
- LOUNGE BAR: With log burner, Amtico flooring and own bar servery. Comfortable sofa seating for up to 12. Stock cupboard and utility cupboard offset.
- FUNCTION/ENTERTAINMENT: Open plan trade space with stage and pool table. Venue capacity of 80, and potential to seat 30-40 if utilised as a restaurant.
- TRADE KITCHEN: Newly installed, equipped with upright stainless steel fridge and freezer, double deep fat fryer, four ring electric hob, convection oven, double pizza oven, panini grill, extractor and dry store.
- LADIES TOILETS
- GENTLEMEN'S TOILETS
- BASEMENT CELLAR: With delivery drop to front of property.

## OWNERS ACCOMMODATION

Located at first floor level comprising:

- THREE DOUBLE BEDROOMS: With built-in wardrobes and open fireplaces in two rooms.
- MASTER BEDROOM: With built-in wardrobes, fireplace and roof terrace.
- CLEANING CUPBOARD
- BATH & SHOWER ROOM
- OPEN PLAN KITCHEN/LOUNGE: With fireplace, breakfast island and built-in appliances.

## EXTERNAL

- TRADE PATIO: Providing seating for 16. This area has wind breakers and a foldable roof cover.
- COCKTAIL BAR
- BIN STORE

## THE BUSINESS

The Railway Tavern has been operated in its current format for the past five years. This Tendring CAMRA award winning business is well known for its real ales, and warming and welcoming atmosphere. As a result it is one of the most utilised public houses in the town, enjoying a loyal drinking trade. It also benefits from trade on the neighbouring beach during the Summer months. The business hosts a quiz night every Tuesday, regular live music and private hire events.

Accounts for the year ending 2023 show a net turnover of £230,798, which generates an adjusted net profit in the region of £65,000. Further accounting detail can be made available following a formal viewing.

The Railway Tavern is an ideal purchase for a first time or experienced public house operator who can continue the journey of this already established business and continue the growth that it has experienced over the past six years under its current tenure. A new operator could further increase turnover by converting the function/entertainment room into a restaurant, further utilising the newly installed commercial kitchen.



## TENURE & PRICE

**FREEHOLD £595,000** to include goodwill and fixtures & fittings. Stock at valuation in addition.

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

Viewing strictly by appointment only.

## LICENCE

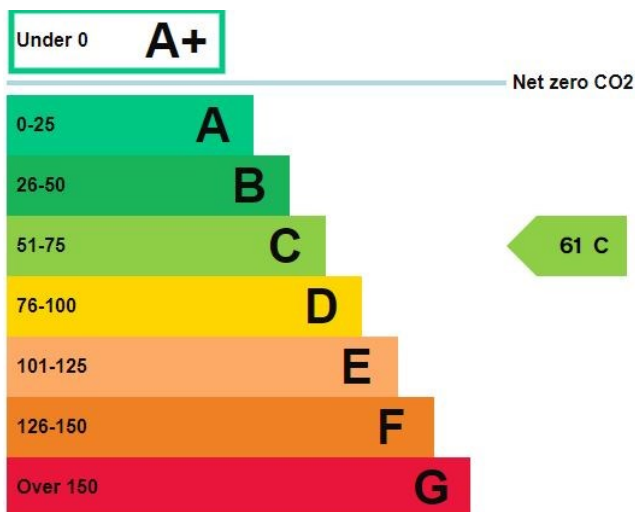
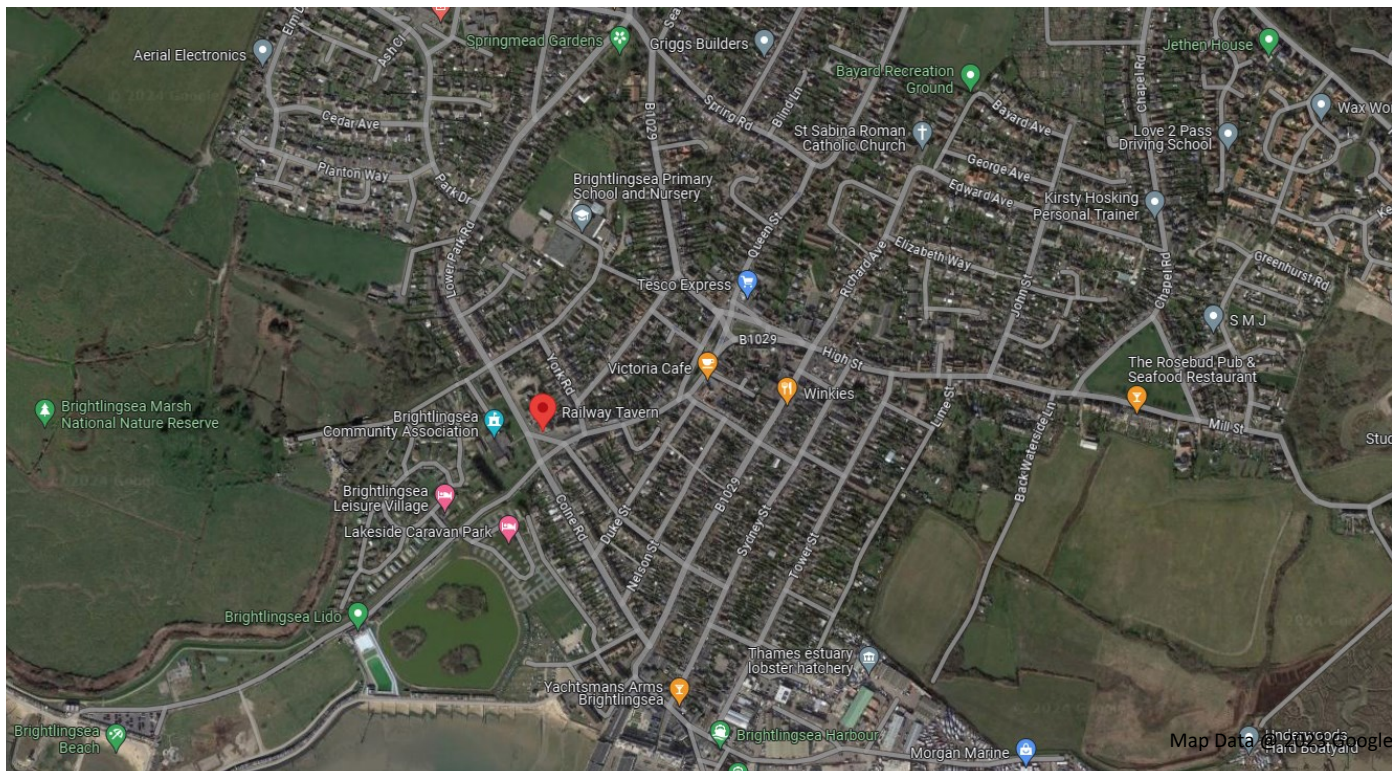
A full Premises Licence is held.

## SERVICES

All mains services are connected.

Rateable Value: £10,000

Local Authority: Tendering District Council.



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