



## Freemasons Arms

8 Sydney Street, Brightlingsea, Essex, CO7 0BG

Tenure: Freehold £350,000

Ref: 23970

**SP** Sidney  
Phillips

Leisure & Hospitality Specialists



### Key Features

- Residential area close to town centre and waterfront
- Traditional end-of-terrace public house
- Bar and games area (20-40)
- One bed accommodation
- Two en suite holiday letting bedrooms
- Popular wet-led pub, suitable for restaurant use (STPP)

## Location

The Freemasons Arms 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, and Brightlingsea Open Air Swimming Pool.

Brightlingsea is predominately accessed via the 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 Property

The Freemason's Arms occupies a traditional end-of-terrace public house, situated in one of the town's densely populated residential streets. The property is of brick construction under a pitched tile roof, with mock Tudor exterior.

The property has been heavily invested in over recent years and is presented to a high standard throughout.



## Trade Areas

- MAIN BAR: Entrance from Sydney Street. Traditionally presented with carpeted flooring, part panelled walls and wood built bar servery housing three double drinks fridges, ice machine and glass washer. Two flat screen TVs, dartboard and log burner. Seating for 25 with a further 7 sat at the bar.
- GAMES AREA: With an extension from central bar servery, presented with laminate flooring, air conditioning, TV, dartboard, pool table, SWP and jukebox. This area has French doors to trade patio.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- BOTTLE STORE.
- ON-LEVEL CELLER and STORE ROOM.



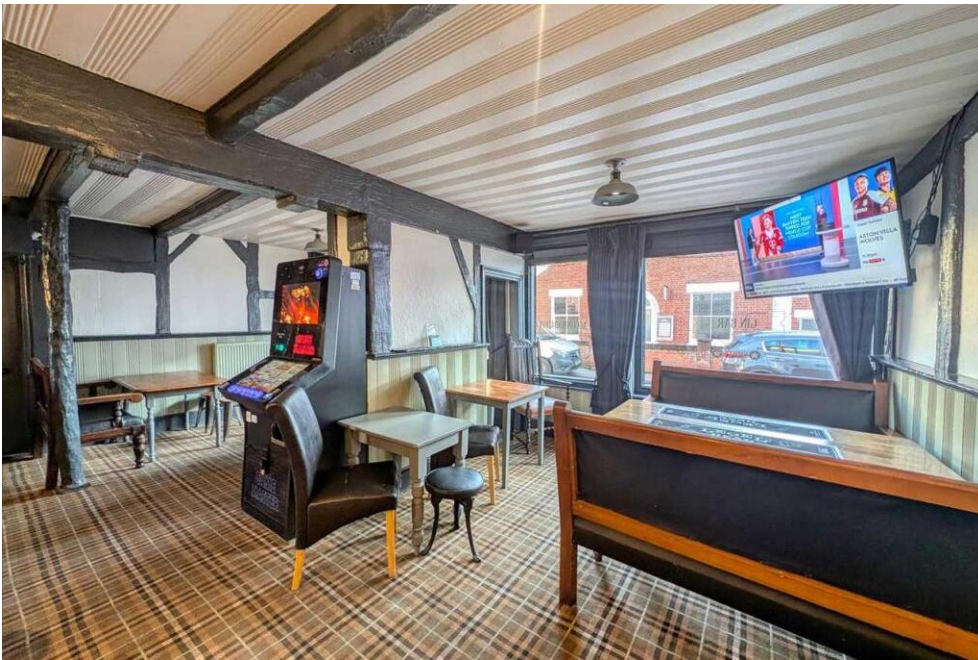
## Owners' Accommodation

A modern and spacious living area located at first floor level, comprising:

- LOUNGE.
- DOUBLE BEDROOM.
- MODERN FITTED KITCHEN: With island and built-in appliances.
- BATHROOM.
- LANDING: With built-in wardrobes.

It is our understanding that the property boasts planning permission to create two further bedrooms in the loft area





## Holiday Letting Accommodation

To the rear there are two bedrooms known as “The Sanctuary Rooms”.

- ROOM 1: King size bedroom with en suite shower room. Currently charged from £99 per night.
- ROOM 2: Family room with en suite bathroom. Currently charged from £123 per night.
- COURTYARD PATIO.

## External

- TRADE PATIO: Part covered, providing seating for 30-40.



## The Business

The Freemasons Arms has been transformed from a closed public house into a popular wet-only public house. The business is well-known for its live music, two pool teams and its strong association with the local football club that uses the pub on home match days. The Freemasons Arms is one of the top spots for sports, boasting a 70" screen which is popular with those seeking to watch live football and boxing. The business is now reluctantly for sale due to the Seller's career commitments.

The letting bedrooms are a fairly recent addition to the business, and as a result, their potential is not yet reflected in the trade accounts. More detail can be seen at:

<https://www.booking.com/Share-pyUuVWX>

Trade profit and loss accounts for the year ending January 2024 show a net turnover of £153,983 generating a gross profit in the region of 60%. Further accounting details can be made available to serious parties following a formal viewing.

The Freemasons Arms would suit a hands-on owner who could further increase profit margins with a reduction in wage costs. Furthermore, a new operator could greatly increase turnover with an extension to the current opening hours, which are presently configured to work around the owner's alternative employment. Alternatively, the premises would lend itself to restaurant use (STPP).

## Licences

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

Monday to Thursday 11:00-23:00

Friday to Saturday 11:00-00:00

Sunday 12:00-22:30

## Services

All mains services are connected.

Rateable Value: £4,750

Local Authority: Tendring District Council

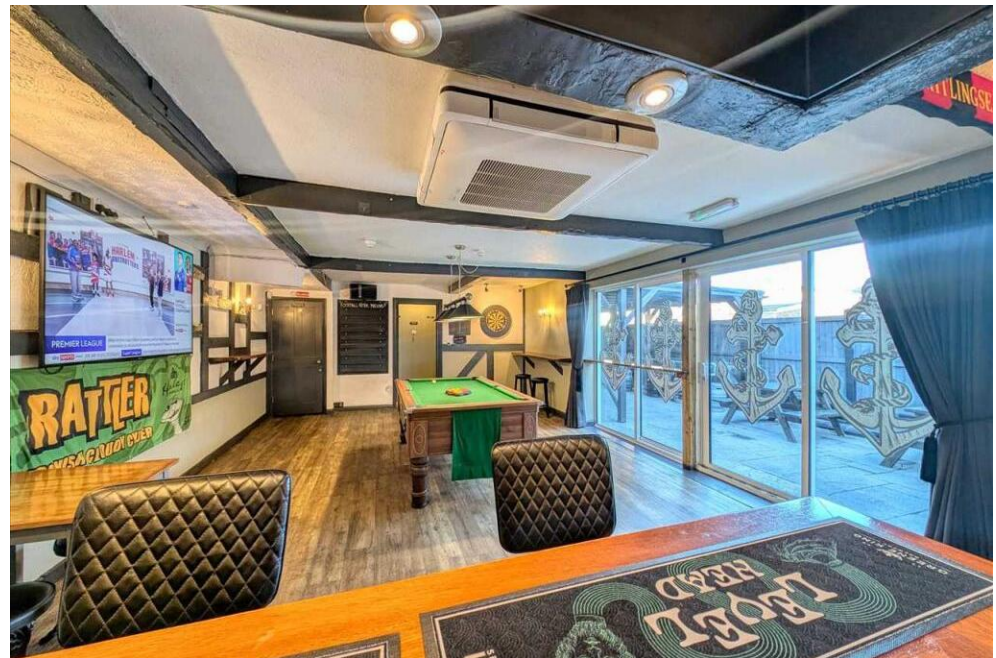
## Tenure & Price

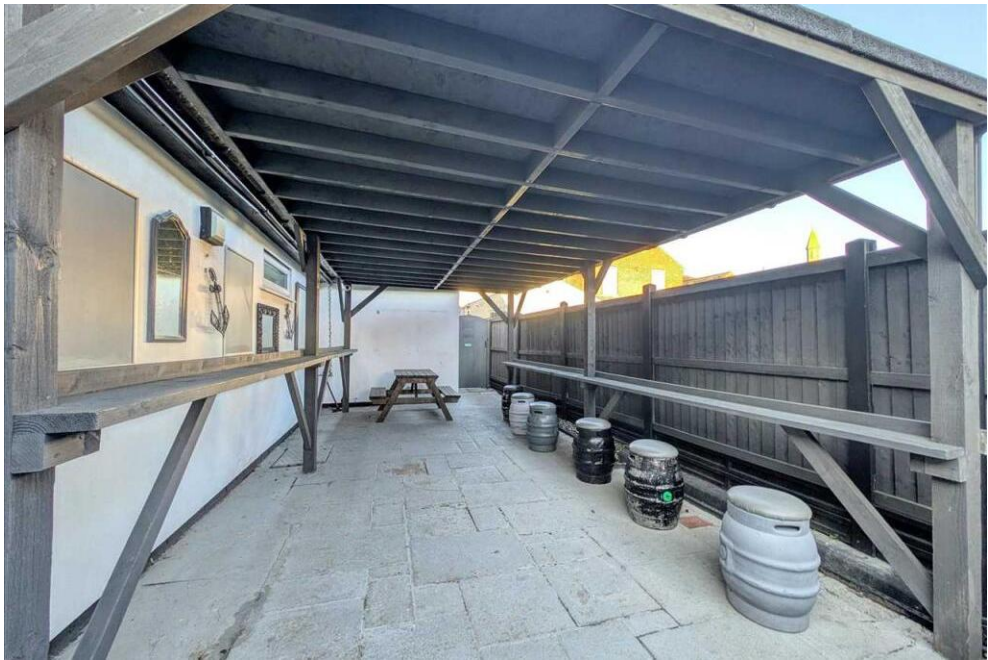
**FREEHOLD £395,000** to include goodwill, fixtures and fittings. Stock at valuation in addition.

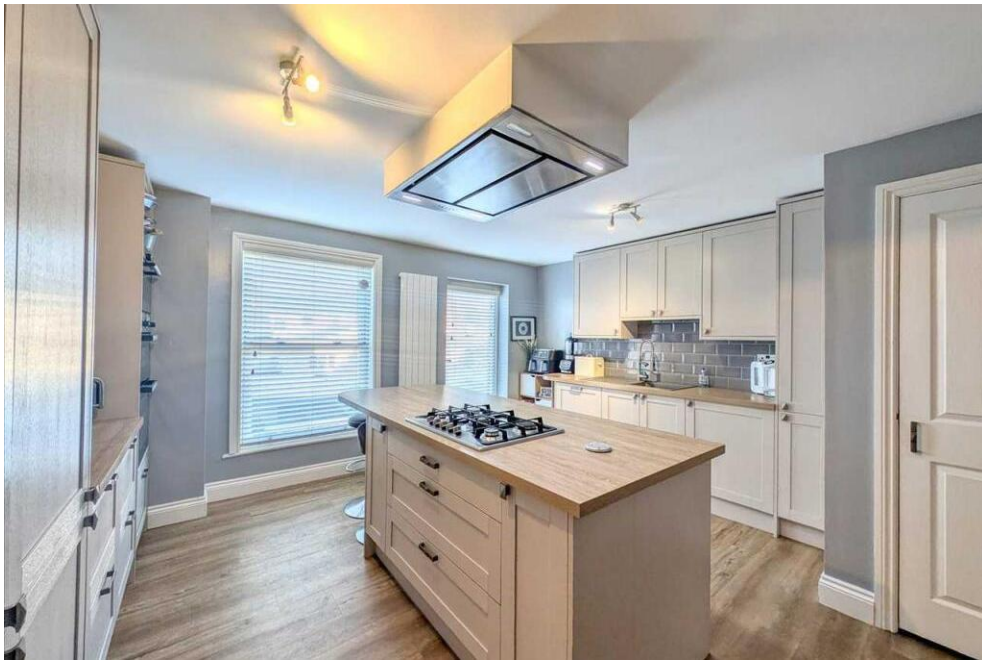
All negotiation subject to covenant strength. An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the premium, rental deposits, stock, working capital and solicitor's fees as a minimum.

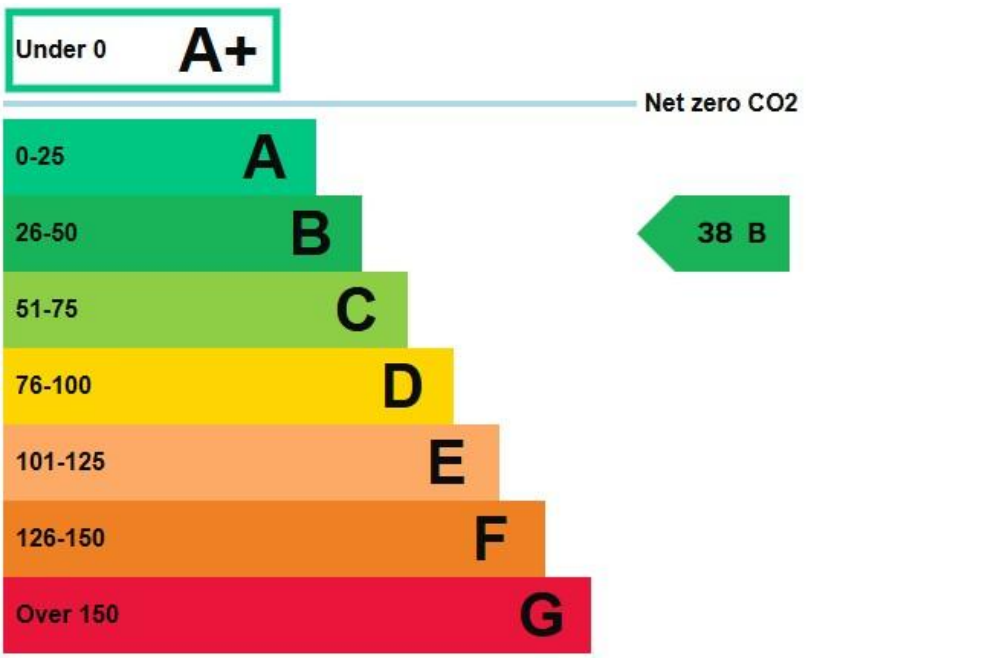
No direct approach to be made to the business; please direct all communications through Sidney Phillips.

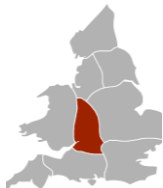
Viewing strictly by appointment only.











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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

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