



Red Lion

8 Clacton Road, St. Osyth, Clacton-on-Sea, Essex, CO16 8PA

Leasehold £40,000

- Close to attractions, caravan parks and beaches
- Superbly renovated pub in central position
- Four trade areas (76)
- Immaculate trade garden (50-80) and car park (15-20)
- Four letting bedrooms
- Strong turnover with impressive profit margins

Ref: 93972

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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 which has been heavily invested in over recent years and as a result is presented to a superb standard throughout. The Red Lion is a true turn-key opportunity with no initial investment required by a purchaser, nor in the years to come.

Despite the property's character and appearance, it is not a listed building.

TRADE AREAS

The property in brief comprises:

- BAR: Traditionally presented with carpeted flooring, bar servery and log burner, SWP and flat screen TV, seating for 24, room for plenty more standing.
- POOL ROOM: With pool table, 2 AWP's, flat screen TV and dart board, casual seating for 14.
- MAIN RESTAURANT: Character dining space with seating for 26, centralised around a brick chimney column with electric log burner. The Restaurant has its own bar servery. Offset are LADIES and GENTLEMAN'S TOILETS.
- 'Little RESTAURANT': Presented in an in-keeping manner with the main restaurant providing further seating for 12.
- TRADE KITCHEN: Fully fitted with a range of commercial facilities including extractor, double deep fat fryer, plancha grill, solid top Range cooker, convection oven, salad station, three commercial microwaves, glass washer and upright stainless steel fridges and freezers.
- BASEMENT CELLAR: With new cooling systems and delivery drop to rear of property.

OWNERS ACCOMMODATION

Located at first floor level there is private owners accommodation comprising of a sizeable LIVING ROOM with modern fitted KITCHEN to one end. In addition, there are TWO DOUBLE BEDROOMS with EN-SUITE SHOWERS (one of which is capable of being reinstated as letting accommodation).

LETTING ACCOMMODATION

Located at first floor level:

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

At second floor level there is a DOUBLE BEDROOM and additional OFFICE.

EXTERNAL

To the rear of the property there is a sizeable, gated and gravelled CAR PARK capable of providing parking for 15-20 vehicles.

A superbly presented trade garden with smoking solution (TV's and LED lighting) is also located to the rear. This is the only establishment in the village with an outside trade space.

Located in an outbuilding there is a WORKSHOP housing two upright stainless steel freezers, upright stainless fridge and chest freezer. Additional STORE. In a BARN to the rear of the property there are three commercial units currently generating a rental income from third party occupiers.

THE BUSINESS

The Red Lion has been under its current ownership since August 2019, and since this time has been heavily invested in which is apparent to all that view. The business operates as a traditional old English village pub with pub fayre food offering. The Red Lion is popular all year round with local drinkers and diners, and is highly successful in drawing in custom from seasonable visitors to the area. The business is able to boast itself as the only public house in the area with letting bedrooms.

The Red Lion is a very healthy and successful public house business, which is apparent from the trade accounts. Accounts show:

YE September 2021: Net turnover £299,156 generating a gross profit of 66.2%. Adjusted net profit £89,337.

YE September 2022: Net turnover £418,009 generating a gross profit of 66.2%. Adjusted net profit £117,276.

Full accounting details can be made available to serious parties following a formal viewing.

The Red Lion is a rare opportunity for a first time or experienced buyer to take on a highly successful and ready-made business which requires no investment. A new operator could further turnover with an increase in the rent generated from the letting of the commercial units, as well as further advertising to greater push the letting accommodation.



TENURE & PRICE

LEASEHOLD £40,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Red Lion is held on a fully repairing and insuring lease agreement from a private Landlord for a term of ten years from 5 August 2019. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is therefore renewable. Rent currently stands at £45,000 per annum paid monthly in advance, subject to three yearly rent reviews in line with RPI. A security deposit equivalent to three months rent will be required by the freeholder. The lease is free of all trade ties.

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

Viewing strictly by appointment only.

LICENCE

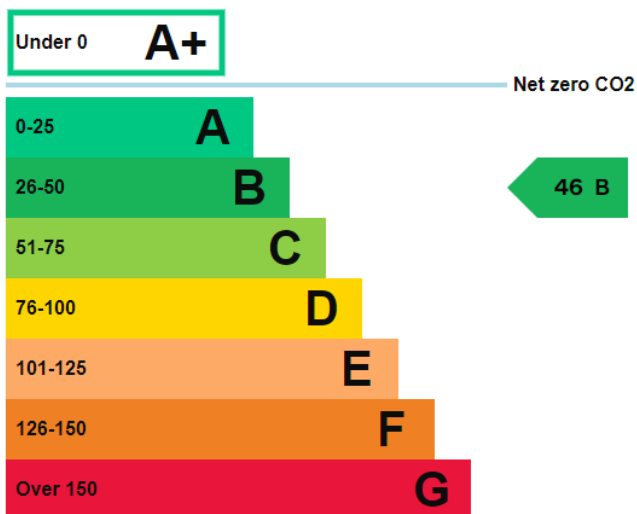
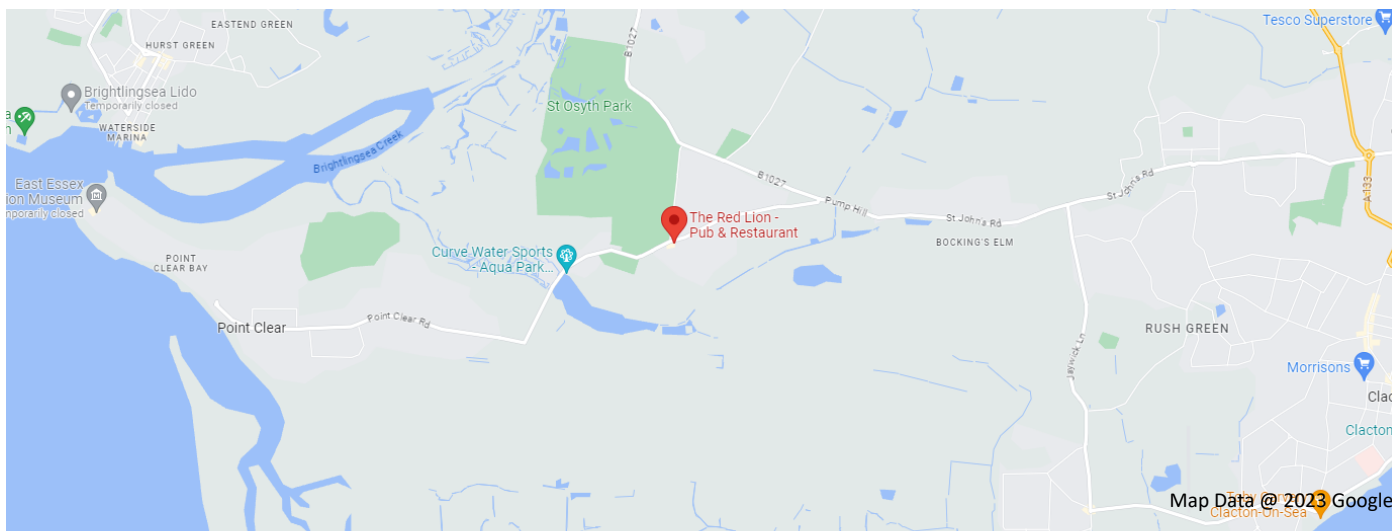
A full Premises Licence is held.

SERVICES

All mains services are connected.

Rateable value: £22,750 as of 01 April 2023

Local Authority: Tendring District Council, 88-90 Pier Avenue, Clacton on Sea, Essex, CO15 1TN
Tel: 01255 686868



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