



BLACKWATER

LODGE RETREAT

MODERN PURPOSE-BUILT WATERFRONT VENUE
UNIQUE HOSPITALITY BUSINESS OPPORTUNITY

blackwaterlodgeretreats.co.uk
www.sidneyphillips.co.uk
London & South East Office: 01892 725900



Stunning waterfront position in exciting new development

On the Saltmarsh Coastal Trail pathway

Modern glass fronted bar/restaurant

Bar & dining areas (30-40)

Large terrace with views over Blackwater Estuary

Two bedroom accommodation also available

Available on attractive new free-of-tie lease

Location

Blackwater Lodge Retreat is located on the outskirts of the village of Heybridge, near Maldon in Essex. The scheme is situated 2 miles from Maldon town centre, 5.5 miles south-east of Witham and 11 miles east of Chelmsford.

The area is predominantly accessed via the A12 at junction 20a (Hatfield Peverel), providing dual-carriageway connections between the M25 at Brentwood, and Ipswich via Colchester. Rail services are available from nearby Witham with services to London Liverpool Street, Ipswich and Clacton-on-Sea.

Blackwater Lodge Retreat boasts an impressive waterside position on the Saltmarsh Coastal Trail pathway, a 75 mile coastal walkway housing dynamic wildlife habitats, historic villages and stunning landscapes. A new public footpath is due to be constructed, linking the public highway to the coastal path, which is expected to bring high levels of footfall directly to the premises.

Blackwater Lodge Retreat will see the construction of 12 new two/three bedroom lodges for full-time occupation and holiday lets. These bespoke and upmarket lodges are expected to be priced in the region of £400,000 per unit, and will undoubtedly create a consistent income stream for a new operator.



PROPERTY

Blackwater Lodge Retreat is an exciting new development which will see the erection of a newly constructed hospitality venue with attractive glass frontage providing unrivalled views over the estuary.

The opportunity comprises of a ground floor lock-up venue, which will be presented to shell condition, ready for fit-out to their own specification by an incoming lessee. The developer is eager to work with an incoming party to make the final product a truly unique experience.

INTERNAL TRADE AREAS

Measuring approximately 1,000 sq ft (GIA) the internal space will comprise:

LOUNGE BAR/DINING ROOM: Open plan with bifold doors providing views over the estuary. Horseshoe shaped central bar servery. Capable of providing seating for 30-40 customers.

- UNISEX WC
- DISABLED WC
- TRADE KITCHEN
- STORE / STAFF ROOM

EXTERNAL TRADE AREAS

TERRACE: Elevated trade terrace wrapped around the property, measuring in the region of 1,650 sq ft. Capable of providing seating for up to 80 customers with disabled ramp access.

WATERFRONT TERRACE: Paved and lawned terrace area fronting the coastal walkway, providing additional seating for 30-40.

CAR PARKING: To the front of the property for a modest number of vehicles.

OWNERS ACCOMMODATION

Located at first floor level will be a stylish and unique two bedroom flat, available by separate negotiation, comprising:

OPEN PLAN KITCHEN/DINING/LOUNGE: With bifold door overlook the water.

- EN SUITE DOUBLE BEDROOM
- EN SUITE DOUBLE BEDROOM
- UTILITY ROOM
- SUN TERRACE: Wrapped around the side and rear of the property, providing views.



THE BUSINESS

Blackwater Lodge Retreat is a fantastic opportunity for an experienced operator to take on a blank canvass opportunity and create their own dream. The area is well known for its locally sourced seafood and shellfish, notably the World-renowned Blackwater and West Mersea oyster beds, which could become a unique selling point of the business.

We are of the opinion that the property will well suit an operator who can deliver a high-end experience targeted at high disposable income patrons including walkers, birdwatchers, sailing enthusiasts, neighbouring Marine Club members and new developments at nearby Osea Island.

A new operator will greatly benefit from the large external seating area with unrivalled views, being able to create a truly special al fresco dining experience that enjoys being a sun trap throughout the day and enjoying stunning twilight sunsets over the water in the evening. Similarly this area will provide a more casual wine and dine experience during the day, enticing those using the coastal pathway.

An incoming operator will need to make their own assumptions as to likely achievable trade levels and margins, taking into consideration the demographics of the area, target market and cuisine of choice.

TENURE

LEASEHOLD - £10,000

An attractive new free-of-tie lease agreement is available as below:

- Grant of a new fully repairing and insuring lease agreement
- For a term of 5-30 years
- Inside Part II Landlord & Tenant Act 1954
- 3 month rental deposit in advance, plus personal guarantors if the lease were taken as a Limited Company, or alternatively a higher rental deposit figure between 6 and 12 months
- Rent £28,000 per annum
- Rent paid quarterly or monthly in advance
- Subject to rent reviews of a frequency to be agreed dependent on the length of term
- Free of all trade ties
- Suitable insurance to be in place prior to exchange of contracts

All negotiations are subject to covenant strength.

Owners accommodation available by separate negotiation.

An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover refurbishment works, rental deposits, stock, working capital and solicitors fees as a minimum.





LICENCE

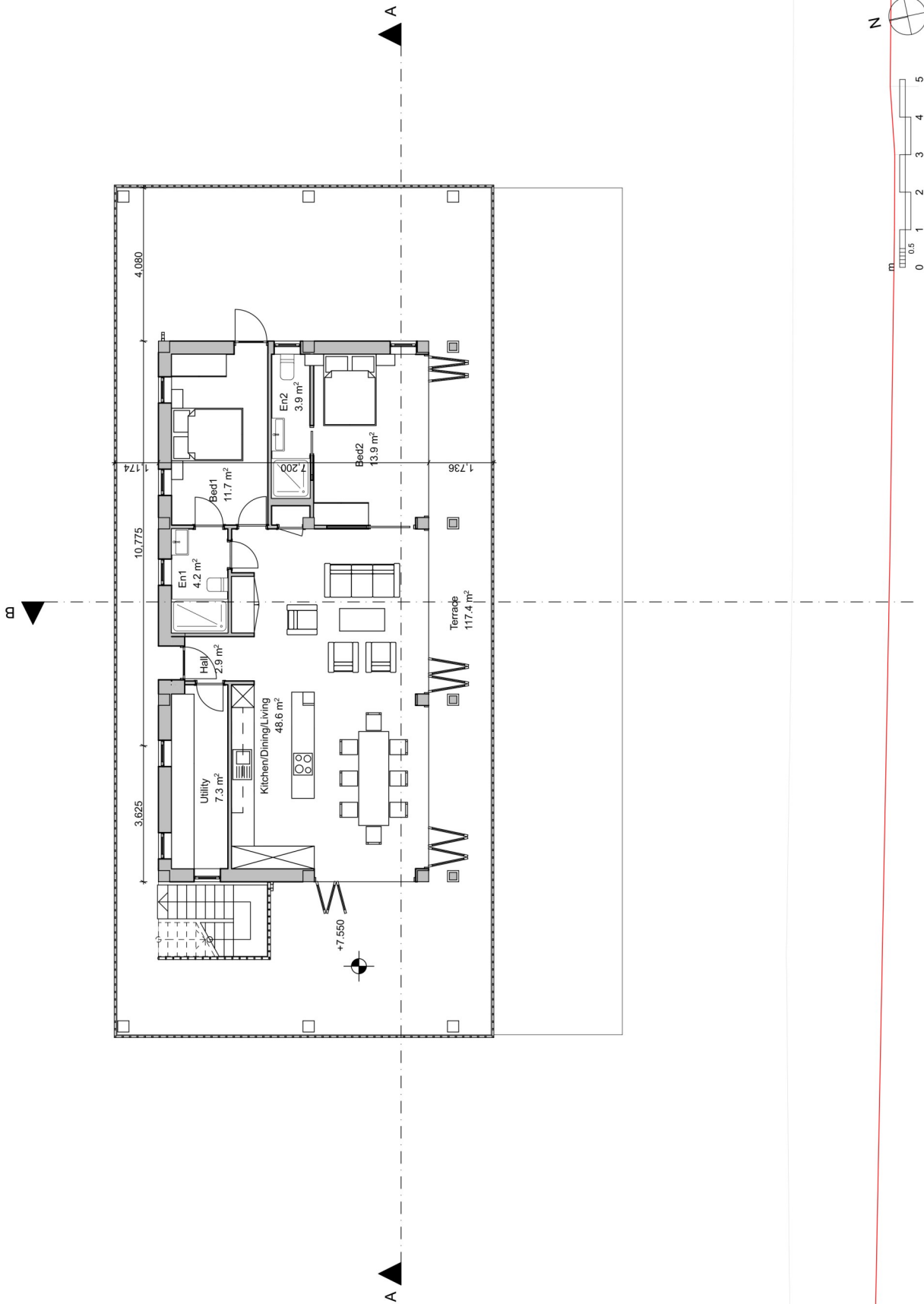
An incoming party will be required to apply to the Local Authority to obtain a Premises Licence if desired.

SERVICES

All mains services will be connected.

Rateable Value to be determined.

Further plans are lodged for viewing with Maldon District Council's planning department under reference 20/01292/FUL



Fletcher Crane Architects Ltd
+44 (0)20 8977 4693
www.fletchercranearchitects.com

* Please note: Dimensions are for information only and are not to be used for construction purposes. All dimensions are to be checked on site and are subject to change without notice. The architect is not responsible for any errors or omissions in this drawing.

Client's Name: **Bedlars (Goldanger) LLP**

Job Title: **Millbeach**

Drawing Title: **Proposed First Floor Plan**

Scale: **1:100**

Drawn: **PS** Checked: **IC** Date: **02/11/2020**

Job No: **1918** Drawing No: **TP(10)21** Status: **Planning** Rev: **1**

1 Proposed Building Moved PS IC 02/11/2020

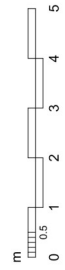
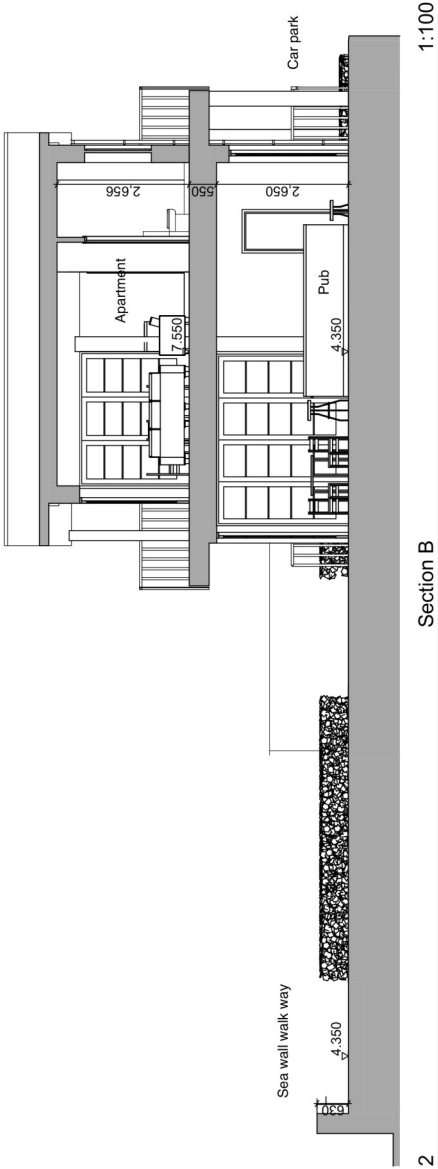
2 Planning Application HRS IC 02/11/2020

3 Planning Building Moved and PPL PS IC 13/10/2020

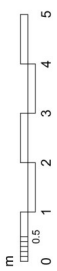
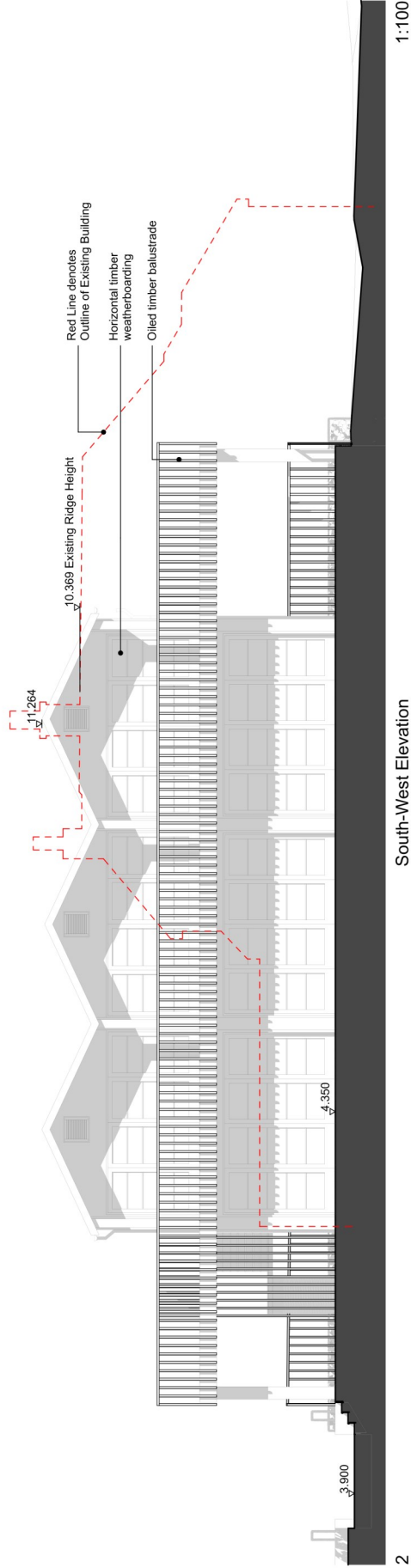
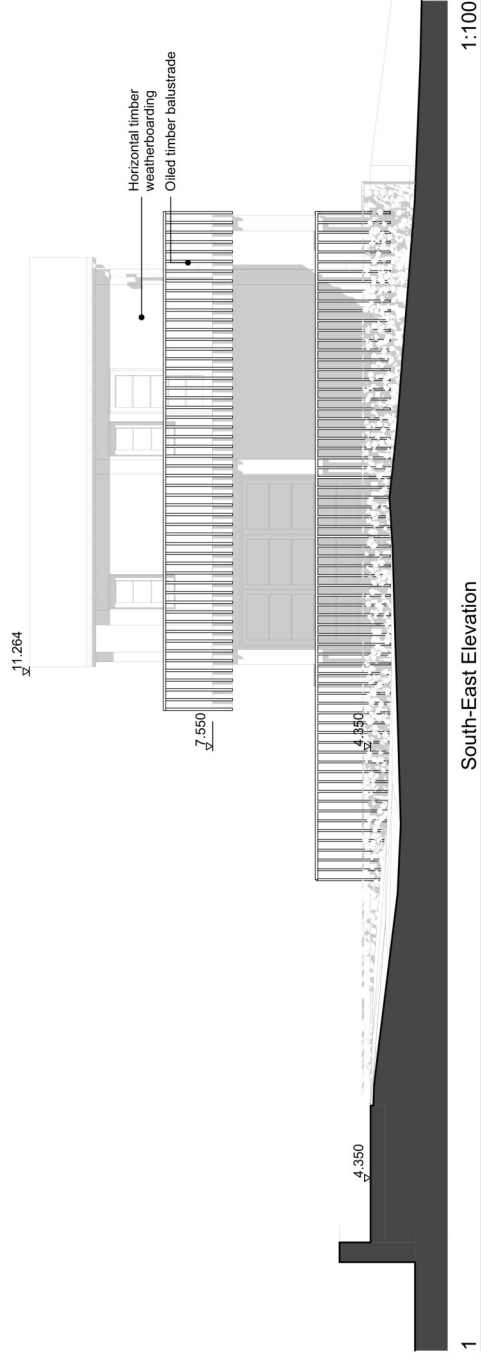
Rev Description Drawn Checked Date

Fletcher Crane Architects Ltd
+44 (0)20 8977 4693
www.fletchercranearchitects.com

* Please note: Dimensions are for information only and are not to be used for construction purposes. All dimensions are to be checked on site and are subject to change without notice. The architect is not responsible for any errors or omissions in this drawing.



Fletcher Crane Architects Ltd + 44 (0)20 8977 4693 www.fletchercranearchitects.com				Client's name Millbeach Drawing title Proposed Sections Scale @ A3				Job No. Drawing No. TPH/2/20 1918 Status Planning											
G Proposed Building Bound				PS	IC	02/11/2020				Drawn				PS	IC	02/11/2020			
E Planning Application				H/R				IC	02/11/2020										
F Proposed Building Bound and P/L				PS	IC	13/10/2020													
D Client's Name Changed				PS	IC	11/06/2020													
Rev Description				Drawn	Checked	Date													



Fletcher Crane Architects Ltd

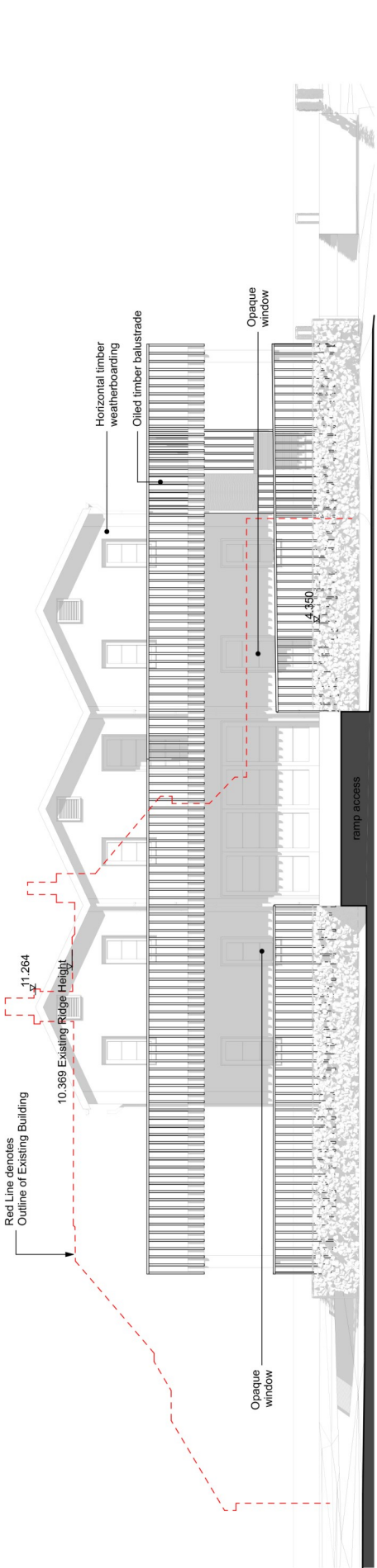
4 New River Terrace, Newquay, Cornwall, PL4 8BT

+44 (0)20 8977 4693

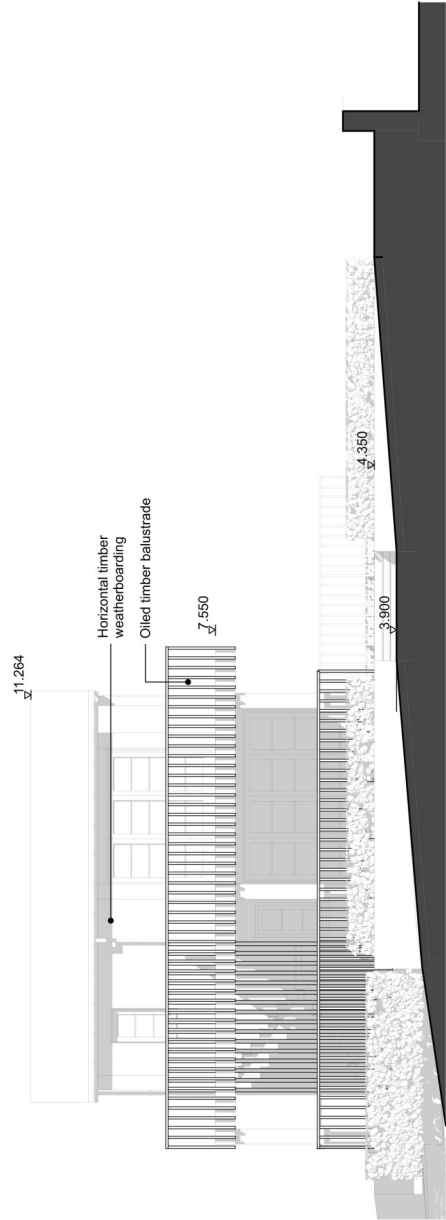
www.fletchercranearchitects.com

Specialist elevations are only to be taken from this drawing. All dimensions are to be checked in situ before any work is put in hand. Where applicable this drawing must be read in conjunction with additional information prepared by Fletcher Crane Ltd and/or others.

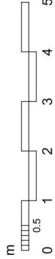
Client Name	Bedlars (Goldhanger) LLP	Job No	Millbeach
Project Name	Proposed South-East & South-West Elevations	Drawing No	1918
Scale	@ A3	Job No	1918
Drawn	PS	Checked	IC
Date	02/11/2020	Status	Planning
Rev		Rev	I



1 North-East Elevation 1:100



2 North-West Elevation 1:100



Fletcher Crane Architects Ltd
40 New Park Road, Longford, Co. Wick, Ireland
T +353 (0)20 8977 4893
www.fletchercranearchitects.com

*All dimensions are to be taken from this drawing. All dimensions are to be checked against the relevant building regulations and planning conditions. The architect is not responsible for any errors or omissions in this drawing or any other documents prepared by Fletcher Crane Ltd and/or others.

Client's name: **Bedars (Goldchanger) LLP**
Scale: **1:100**
Drawing title: **Proposed North-West & North-East Elevations**
Job No: **1918**
Drawing No: **TP(11)20**
Status: **Planning**
Rev: **1**

Job No: **1918**
Drawing title: **Proposed North-West & North-East Elevations**
Job No: **1918**
Drawing No: **TP(11)20**
Status: **Planning**
Rev: **1**

Business Mortgages - 01834 849795

We can help with arranging funding for your purchase of this or any other business

Innplan Insurance - 01432 378696

Immediate and competitive cover for your property, business and contents

Utility Helpline - 01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons



STAY SOCIAL WITH SIDNEY PHILLIPS

@SP_Commercial

@sidneyphillipsLtd

@SidneyPhillipsPubs

Sidney Phillips



BLACKWATER
LODGE RETREAT

01234 456789

info@blackwaterlodge retreat.co.uk

blackwaterlodge retreat.co.uk

Blackwater Lodge Retreat, Goldhanger Road, Heybridge CM9 4RA



CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford HR2
9UA. Registered in England and Wales: No 2362635