

SUBSTANTIAL FREEHOLD WITH ESTUARY VIEWS

THE BULL

THE STREET, BRANTHAM, MANNINGTREE, ESSEX, CO11 1PN



- 4 GF TRADE AREAS (100 COVERS)
- PLUS LARGE COMMERCIAL KITCHEN
- PARKING AREA- 40+ SPACES
- VIEWS OF STOUR ESTUARY
- SITE AREA- 1.02 ACRES (APPROX)
- GROUND FLOOR FOOTPRINT- 405m² / 4,145 sq ft (APPROX)
- LARGE TRADE GARDENS

FREEHOLD OFFERS INVITED

LOCATION

Brantham is located midway between Ipswich, approximately 5 miles north east, and Colchester, 9 miles south west, 2 miles north of Manningtree. The Bull is located in a rural setting on a prominent corner position, directly facing the A137, Ipswich Road, with views over the Stour Estuary. Alton Water, a mile away, based in 400 acres provides sailing, windsurfing and canoeing.

PROPERTY

The Bull is two storey brick and timber framed property with extensive single storey side and rear extensions, under pitched tiled roof. The front of the property provides 2 bar areas, with exposed timber, wooden flooring and open fireplaces, providing a games room, with dedicated bar servery and further lounge bar. An additional lounge area runs to the rear, with space for 40 covers. To the rear is a dedicated restaurant for 60 covers, which leads directly onto the patio and rear trade garden through French doors. Male, female and disabled WC's are found to the rear, as is a substantial well equipped commercial trade kitchen.

The first floor provides 3 bedrooms (1 double and 2 singles), large lounge, kitchen, bathroom with shower and WC. The property also provides a large basement cellar and spirits store.

Externally the property provides a substantial tarmac car park for 40+ cars, as well as over flow car park. There is a rear patio area for 40 covers, leading into the restaurant, as well as a large grassed trade garden overlooking the Stour Estuary, suitable for marquees and events. There are a number of storage sheds and service areas.

The area of the site, as measured from digital mapping, is approximately 4,145m² or 1.02 acres and the ground floor footprint extends to 405m² (4,360 sq ft), excluding outbuildings.

PLANNING

We are advised that the property is Grade II Listed and situated within an Area of Outstanding Natural Beauty but outside the Conservation Area. Prospective purchasers are advised to make their own enquiries to Babergh District Council at www.babergh-south-suffolk.gov.uk, or by telephone on 01473 826622.

RATES

The current 2011 Rateable Value for the public house is £32,500 per annum. The residential element is Band A with an annual charge of £981.17.

LEGAL COSTS

Each party to be responsible for their own legal costs

PRICE GUIDE

Offers are invited for the freehold interest, exc VAT, which will be payable at the prevailing rate.

For further information or to arrange a viewing contact Tom Nichols on 07715 054959 or tom@everardcole.co.uk or Chris Rogers on 07900 684488 or chris@everardcole.co.uk

