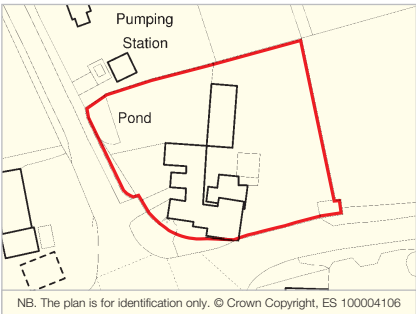


**Great Bromley**  
**Old Courthouse Inn,**  
**Harwich Road,**  
**Nr Colchester,**  
**Essex**  
**CO7 7JG**

- **A Freehold Licensed Public House Building**
- Attached Manager's House providing Five Bedroom Accommodation
- Together with Ten Letting Bedrooms
- Occupying a Corner Site extending to Approximately 0.266 Hectares (0.658 Acres)
- Potential for Change of Use/Redevelopment subject to obtaining all necessary consents

**Vacant Possession**  
**Upon Completion**

**BY ORDER OF RECEIVERS**



**To View**  
To view please contact Allsop via email. Please use the subject heading 'Lot 169 Viewing' to pam.huggett@allsop.co.uk

**Seller's Solicitor**  
TLT Solicitors (Ref: Sarah Worker).  
Tel: 0117 917 8475.  
Email: sarah.worker@tltsolicitors.com

**VACANT –**  
**Freehold Public House and Site**



**Tenure**  
Freehold.

**Location**  
The property is situated on the north side of Harwich Road immediately to the east of its junction with Parsons Hill (B1029). Local amenities are available in the nearby villages of Great Bromley, Elmstead Market and Frating. The further and more extensive facilities of Colchester town centre are within reach approximately 7 miles to the west. A regular rail service to London's Liverpool Street Station runs from Colchester Station with an average journey time of approximately 54 minutes. The A120 is also close at hand and provides access to the A12. The Essex coast is also easily accessible with Clacton on Sea lying approximately 10 miles to the south-east.

**Description**  
The property comprises a detached public house building arranged over ground and first floors beneath a pitched roof. The building comprises a licensed premises at ground floor level with basement beer cellar and store, together with a total of ten letting units situated both within the main building and within a separate detached single storey block accessed from the car park to the rear.



In addition, there is a manager's house attached to the rear which benefits from a private garden. The property benefits from a large parking area to the side with space for approximately 25 vehicles, an enclosed patio beer garden to the rear and a detached single storey store fronting Harwich Road. The property occupies a corner site extending to approximately 0.266 hectares (0.658 acres).

**Accommodation**  
A schedule of Accommodation is set out below.

**Planning**  
Local Planning Authority: Tendring District Council  
Tel: (01255) 686868.  
The property may afford potential for change of use/redevelopment subject to obtaining all necessary consents.

Unit	Floor	Accommodation
Public House Premises	Ground	(Accessed from either the front or from the car park to the rear) L-shaped Bar Servery, Games Room, Restaurant Area with seating for Approximately 68 Covers, Trade Kitchen, Ladies & Gents WCs, Reception Area and Boiler Room. GIA Approximately 205 sq m (2,207 sq ft)
	Basement	Store and Beer Cellar with Barrel Shute. GIA Approximately 31.46 sq m (339 sq ft)
Letting Accommodation within Main Building	Ground	Unit 4 with En-Suite Shower Room with WC and wash basin
		Unit 5 with En-Suite Shower Room with WC and wash basin
	First	Unit 1 comprising Bedroom with Separate Bathroom with Shower, WC and wash basin and Hallway
		Room 2 with sole use of Bathroom with WC and wash basin (situated across the corridor)
Manager's House	Ground	Reception Room, Two Bedrooms, Kitchen, Separate WC with wash basin
	First	Master Bedroom with En-Suite Bathroom with Shower, WC and wash basin, Two Further Bedrooms, Separate WC with wash basin
Letting Block	Ground	Units 6-10 Each comprising a Bedroom with En-Suite Shower Room with WC and wash basin

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).  
**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.