



### Tenure

Freehold.

### Location

The property is located on the north side of Coggeshall Road (A120), to the east of its junction with Bracks Lane. The A120 leads to the A12 (Junction 25) to the east. Local shops are available in Marks Tey to the east, with the further more extensive facilities of Colchester being to the east and those of Braintree being to the west. Rail services run from Marks Tey Station approximately 2.5 miles to the east.

### Description

The property comprises a detached public house arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide a bar area, restaurant, kitchen, storage and WCs on the ground floor together with three en-suite guest bedrooms on the first floor. Externally, there is a single storey

detached building which is internally arranged to provide a fourth guest bedroom with en-suite shower room, WC and basin. There is a further detached single storey chalet building internally arranged to provide a double bedroom with en-suite shower room, WC and basin. The property further benefits from a car park, BBQ and patio area and a garden with children's play area.

### Accommodation

A schedule of Accommodation is set out below.

### Tenancy

The entire property is subject to an 8 year lease from 2nd July 2011 at a current rent of £28,200 per annum.

### Planning

Local Planning Authority: Colchester Borough Council.  
Tel: 01206 282424.

The property may afford potential for development, subject to obtaining all necessary consents.

Building	Floor	Accommodation
Public House	Ground Floor	Bar Area, Restaurant, Kitchen, Storage, Male and Female WCs with basins
	First Floor	Three Guest Bedrooms with En-Suite Shower Rooms, WCs and basins
Detached Single Storey Building	Ground Floor	Fourth Guest Bedroom with En-Suite Shower Room, WC and basin
Detached Chalet Single Storey Building	Ground Floor	Landlord's Accommodation – Bedroom with En-Suite Shower Room, WC and basin

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

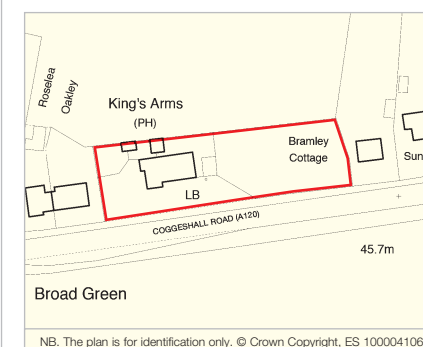
To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.

## Coggeshall

### The Kings Arms, Coggeshall Road, Broad Green, Colchester, Essex CO6 1RU

- **Freehold Public House with Outbuildings**
- Occupying a Site extending to Approximately 0.195 Hectares (0.483 Acres)
- Subject to a Lease expiring 1st July 2019
- Possible potential for Development, subject to obtaining all necessary consents
- Current Rent Reserved  
**£28,200 per annum**



### To View

Please Call: The Estate Office.  
Tel: 0207 266 8500 (Ref: Nic Shaer).  
Email: [n.shaar@estate-office.com](mailto:n.shaar@estate-office.com)

### Seller's Solicitor

Messrs DWFM Beckman (Ref: M. Frankel).  
Tel: 0207 872 0023  
Email: [monty.frankel@dwfmbeckman.com](mailto:monty.frankel@dwfmbeckman.com)

**INVESTMENT – Freehold Public House  
with Development Potential**