

FREEHOLD RESTAURANT

AG&G

CHURCH LANE DODDINGHURST, BRENTWOOD, CM15 0NG



SUMMARY

FREEHOLD RESTAURANT FOR SALE WITH VACANT POSSESSION

- Popular restaurant within affluent village, renovated to a high-standard
- 230 internal covers with extensive external trade garden providing a further 110 covers
- Total GIA approx. 686 sq m (7,381 sq ft)
- Total plot size approx. 0.84 of an acre
- Car parking for 50 vehicles
- Of interest to restaurant owner occupiers and developers, the site is considered to have development prospects (subject to obtaining necessary consents)

Internal Tour

GUIDE PRICE

£1,750,000 (+VAT IF APPLICABLE)

SUBJECT TO CONTRACT

Sole Selling Rights

CounF313



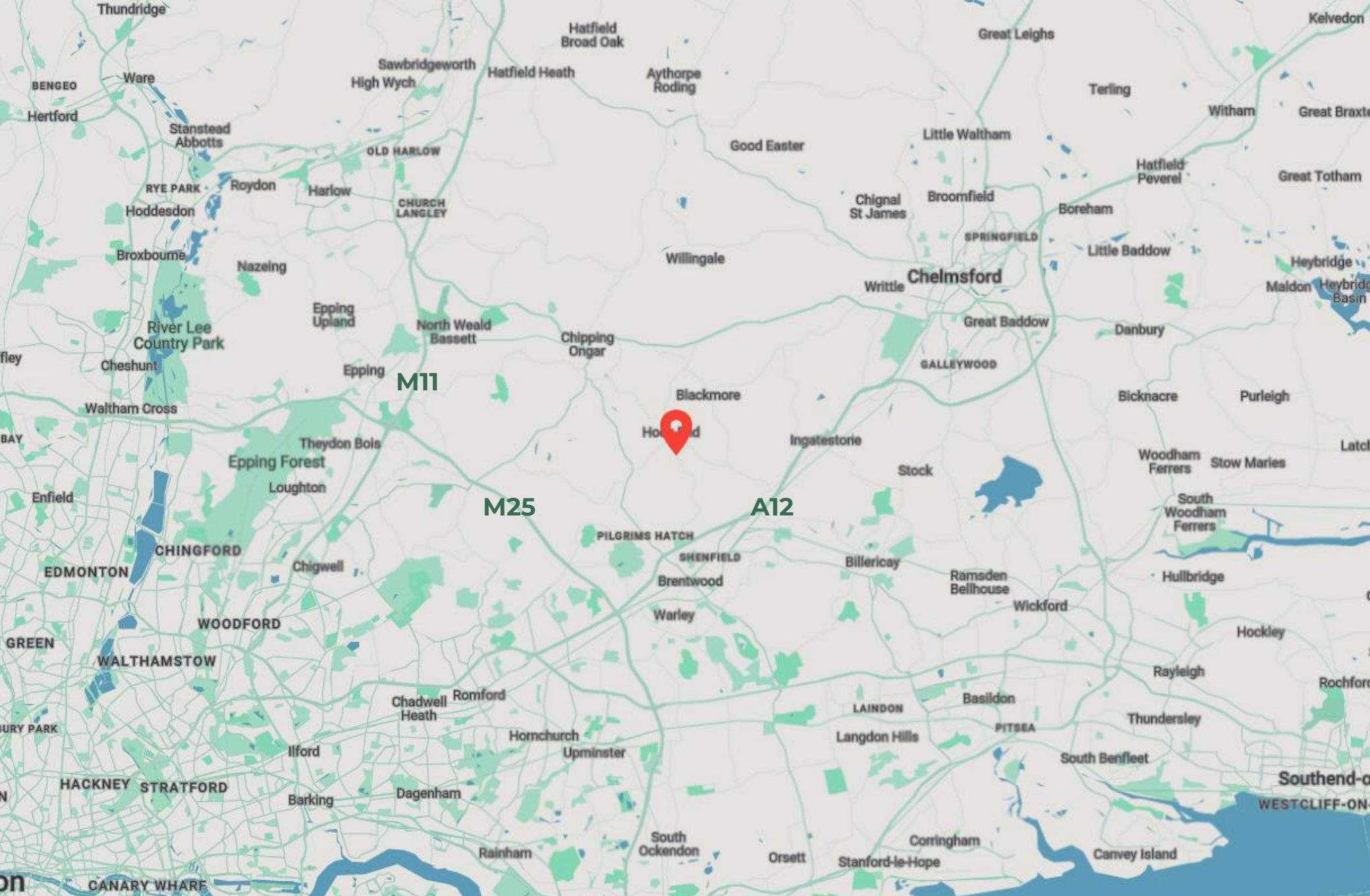
LOCATION

The property is situated in the affluent village of **Doddinghurst**, approximately **6.5 kilometres (4 miles)** north of Brentwood.

It fronts Church Lane at the junction with Moat Close and is surrounded predominantly by low-rise, low-density residential housing. A small parade of retail units is located adjacent to the site, including a Tesco Express, with a school positioned directly opposite.

The nearest railway station is Shenfield (served by Greater Anglia and the Elizabeth Line), located approximately 4.5 kilometres (3 miles) to the southeast. It offers frequent services to London Liverpool Street, with the fastest journey time being around 23 minutes.

CHURCH LANE, BRENTWOOD, ESSEX, CM15 0NG



All maps provided are not to scale and are provided for indicative purposes only.

DESCRIPTION

A sizeable detached, single storey restaurant on just under 0.9 of an acre with 50 car parking spaces. The demise includes a self-contained single storey office.

We have been advised that the property has the following approximate gross internal floor areas:-

Ground Floor Restaurant	651 sq m (7,009 sq ft)
Ground Floor Office	35 sq m (375 sq ft)

External Seating Area	376 sq m (4,045 sq ft)
Promap Total site area	0.84 acre (3,400 sq m)

NB: AG&G have not measured the property and the floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

The ground floor features an open-plan customer trading area, finished in a contemporary and opulent style with extensive use of marble. It includes a single bar serverly and a spacious 'theatre' kitchen, along with three sets of customer WCs, multiple food preparation and storage areas, and a dedicated cold beer store.

To the rear, a conservatory-style extension lead onto a large trade garden.

The internal trading area accommodates approximately 230 covers, with capacity for a further 110+ covers in the garden.

Additional ancillary accommodation includes seven staff bedrooms located to the rear, as well as a standalone, self-contained office suite comprising a reception area, office room and a WC.

The site also benefits from on-site parking for approximately 50 vehicles.

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SERVICES

We are advised that the property is connected to all mains services.

LICENSING

The property has a Premises Licence permitting the sale of alcohol from 7:00am until 11:00pm Monday to Thursday, from 7:00am until midnight on Friday and Saturday, and from 8:00am until 11:00 pm Sunday.

All interested parties are to undertake their own due diligence regarding licensing prior to bidding.

PLANNING

We have been advised that the property is neither listed and nor is it situated within a conservation area.

All interested parties are to rely upon their own planning research and due diligence prior to bidding.

EPC

The property has an EPC rating of D (86).
[Download EPC](#)

RATING ASSESSMENT

The property is listed as a Restaurant & Premises and has a rateable value of £65,000 with effect from 1st April 2023. The adjacent office has a rateable value of £7,100 with effect from 1st April 2023.

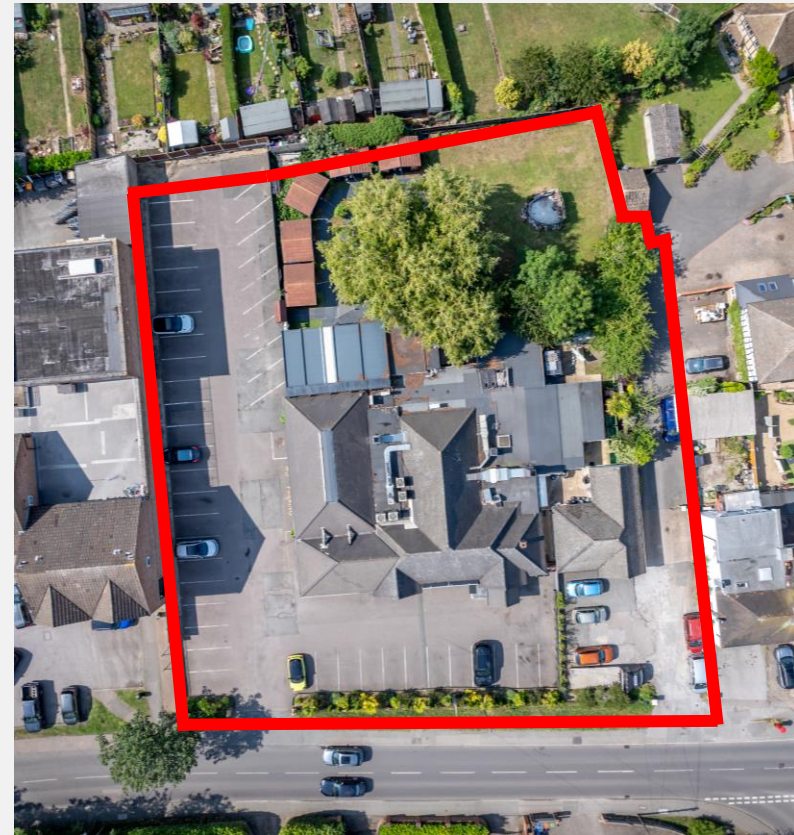
BASIS OF SALE

Inviting unconditional offers for the freehold interest with vacant possession upon completion.

Guide price £1,750,000 (+VAT if applicable).

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SITE PLAN



The above site plan is not to scale and all red-lines drawn on this brochure are provided for indicative/illustrative purposes only. The area edged in Blue on the above site plan is owned by Brentwood District Council and is not included within the sale.

RESTAURANT FLOOR PLAN



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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VIEWINGS & FURTHER INFORMATION

The business is currently open and trading, a customer inspection is encouraged in the first instance.

No trading information shall be supplied or warranted as part of this sale.

Neither staff nor customers are aware of the property being marketed for sale and should not be approached under any circumstances.

PLEASE CONTACT:

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The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

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