

**BLUE ANCHOR  
132 FEERING HILL,  
COLCHESTER, CO5 9PY**



**FREEHOLD PUBLIC HOUSE INVESTMENT  
FOR SALE**

**savills**



# BLUE ANCHOR, 132 FEERING HILL, COLCHESTER, CO5 9PY

## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Large site extending to 0.59 acres
- Property arranged over ground and first floors with five en-suite letting rooms
- Current rent of £68,500 per annum
- Lease expires September 2038
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £1,030,000 (6.3% NIY)**

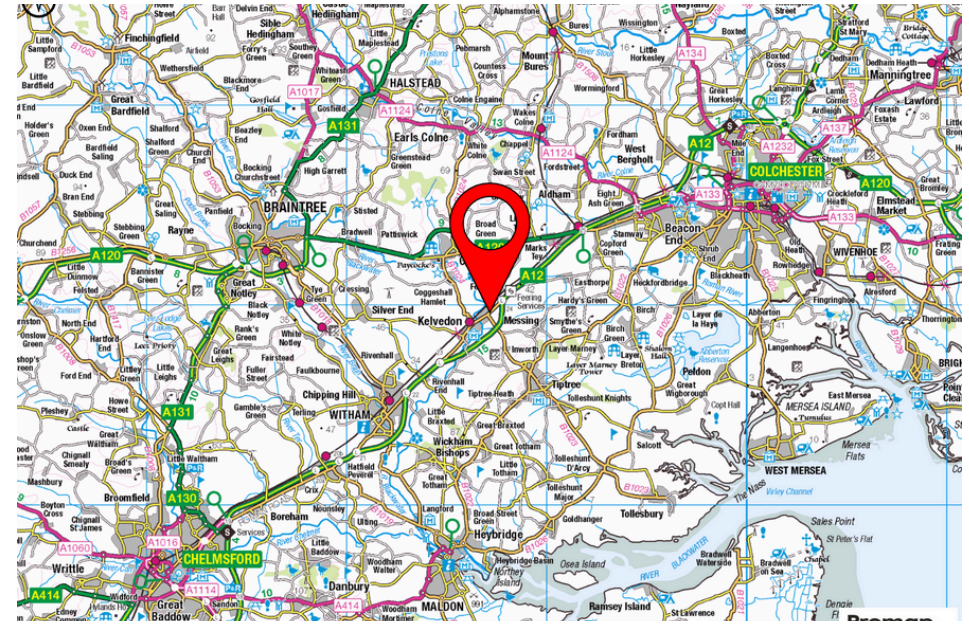
## LOCATION

Located within the village of Feering to the west of Colchester, 9.0 miles (14.4 kilometres) east of Braintree, 21.2 miles (34.1 kilometres) northeast of Chelmsford and 51.2 miles (82.4 kilometres) northeast of London.

The Blue Anchor is situated on Feering Hill within a residential area, a short distance from Kelvedon train station and the local high street which hosts a number of local operators including The Railway Tavern (Punch), The Angel (Punch), One Stop and Co-Op.

## DESCRIPTION

The property comprises the ground and first floor of a two storey detached building with part rendered and part timber clad and painted brick elevations beneath a pitched tile roof.



## ACCOMMODATION

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**Ground Floor:** The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs and bench seating for 86 customers. Function room to the rear with dedicated bar servery and seating for 50 customers. Ancillary areas include a trade kitchen, beer cellar, stores and customer WCs to the rear.

**First Floor:** The first floor comprises 5 en-suite letting bedrooms and one en-suite staff bedroom.

**Externally:** There is an enclosed patio to the rear for 26 customers and parking across the road for 44 vehicles.

## TENURE

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The property is held freehold (Title Number EX463347).

## TENANCY

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The entire property is let to a private individual on a 20 year lease from 21 March 2018 at a current rent of £68,500 per annum which is subject to five yearly open market reviews and annual uncapped RPI increases (except in the open market review year). A rent deposit of £15,755 is held by the landlord.

## PLANNING

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The property is Grade II Listed however, it is not situated within a conservation area.

## VAT

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It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



## EPC

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B-46

## TERMS

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We are instructed to invite offers in excess of £1,030,000 (6.3% NIY) assuming the usual purchasers costs.

## FIXTURES AND FITTINGS

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The fixtures and fittings are currently owned by the occupational tenant.

## MONEY LAUNDERING

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Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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### STUART STARES

07807 999 841  
sstares@savills.com

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### JACK PHILLIPS

07866 203 540  
jack.phillips@savills.com

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