



Restaurant 43

Ref: 1466638

The Green, Great Bentley, Colchester, Essex, CO7 8PJ

Freehold: OIEO £950,000

Well renowned Restaurant in Great Bentley
Extensive bar and dining areas c.100 covers
Four luxury en suite letting rooms
3 bedroom self-contained owners flat
Finished to exceptional standard throughout
Outdoor terrace c.40. Energy Rating B & D



Restaurant 43 is an exceptional well equipped and located property providing a well laid out dining area for 99 covers and al fresco dining in a relaxed atmosphere for a further 44 outside. The property offers extensive ground floor public areas with a separate lounge area and two bars and, on the first floor, two superbly refurbished letting rooms with views overlooking the spectacular 43 acres of Green and the picturesque village of Great Bentley.. The property also benefits from a two bedroom owners' accommodation, together with a separate two bedroom apartment with a private entrance, offering a clear opportunity to provide more letting accommodation as required.

Location

The property is prominently located in the heart of the Essex village of Great Bentley and directly overlooks the famous 43-acre Green.

Great Bentley is a sought after location, benefiting from excellent access to the rest of the county, approximately seven miles east of Colchester. The A133 road runs through the north of the village and provides access to Colchester and Clacton-on-Sea, and onwards via the A120 and A12 to Chelmsford and London.

The village is mentioned as far back as the Domesday Book and at that time it was situated amongst large wooded areas. The clearing of these woods began in 1135. In its early days, the village was named Bentley, then Much Bentley and later still Great Bentley.

Business Rates

Rateable Value of £21,250 as of April 2023.

Fixtures & Fittings

The property has an extensive, well equipped and wholly owned inventory throughout. There are some personal effects not included, more details being available on request.



Staff

Family owner operated with a team of part time staff. More details are available on request.

Internal Details

Entrances from both Thorrington Road and the rear courtyard leading from the car park. Access from the front entrance leads into a welcoming restaurant/dining area with around 99 covers, decorated and finished to a very high standard in a contemporary style with excellent furnishings. Floor to ceiling glass windows overlooks the Green to the front of the property. There are two large ornately decorated bar serveries on each side of the room, with bi-fold doors leading to the outside courtyard area which provides seating for a further 44 diners. To the rear of the property, there are tastefully decorated customer and disabled WCs with baby changing facilities.

The property has a fully serviced and well equipped commercial kitchen, the owner having recently added an extension which provides preparation and storage areas. Private lobby to the rear with stairs leads up to the living accommodation over.



Owner's Accommodation

On the first floor the owners' accommodation comprises; two double bedrooms a single bedroom, bathroom, living room and kitchenette. The flat has private access via both the restaurant and courtyard area to the rear so could also let to add to the income stream of the business.

Letting Accommodation

On the first floor, there are four recently refurbished boutique en-suite letting rooms with views overlooking the 43 acre Green and the picturesque village of Great Bentley, accessed via a private courtyard entrance. When open the rooms were generating £120 per night including breakfast and achieved 4.9* on Tripadvisor.

External Details

The property has a very attractive rear courtyard offering guests al fresco dining and providing a further 44 covers. Large greenhouse and a private dining area. The double garage is currently used as office/storage accessed via doors from the private patio and double doors from the car park. Customer parking at the side of the property accommodates six vehicles, and they're also is extensive free street parking immediately around and close to the property.

Trading Information

It is confidentially expected that, with uninterrupted annual trading, the business will have fully recovered to its pre-lockdown turnover. Accounting information can be made available to interested parties who have viewed the property.





The Opportunity

Restaurant 43 is a very well known and exceptionally located property offering hospitality business year-round, owned and operated by the vendors since 2012, and with a good mix of room, food and beverage revenue, the high levels of profitability being driven by the substantial levels of repeat and local trade which are key features of the operation. Now closed however was open for lunch and dinner five days a week, offering various menus and daily specials, regular themed evenings and live music events also take place throughout the year. The business is also popular for private hire and functions including birthdays, weddings, christenings, baby showers and wakes. The letting accommodation too remains very popular, achieving excellent reviews.

In short, this is an exceptional opportunity to further develop a very well regarded and exceptionally well equipped business with longer opening hours and the additional possibility of offering more letting accommodation if required. Restaurant 43 is a very profitable operation and would be ideal for an owner operating couple working the business and living on site - we accordingly recommend an early viewing.

Trading Hours

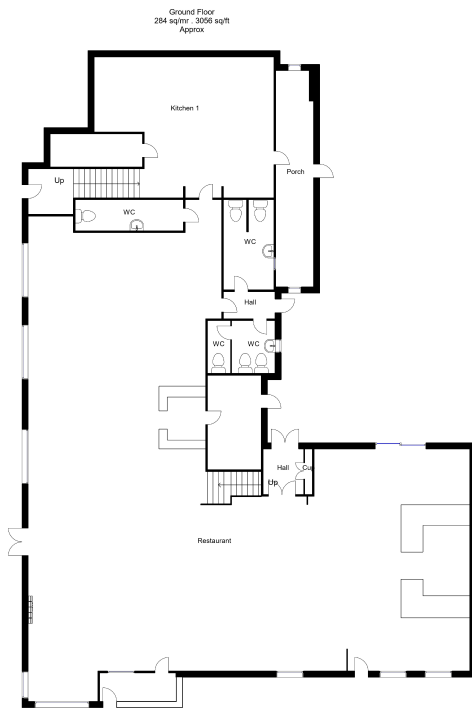
Closed

Regulatory

Premises Licence. Energy Rating: Restaurant B & Flat D.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Winchester



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