



Waterfront Bar Bistro

Ref: 1466640

15 Regatta Quay, Key Street, Ipswich, Suffolk, IP4 1FH

Freehold: £600,000

Waterfront bar & bistro overlooking marina

Freehold or short-term lease available

90 Cover bar & bistro over two floors

Highly profitable business with scope to grow

Exceptional property in former maltings

NIA 233 sq m (2,509 sq ft). Energy Rating B



A converted warehouse building into restaurant accommodation. Originally developed as a brick warehouse for storage purposes in the 1800's when Ipswich docks was a bustling port. The property is of solid brick wall construction, with solid concrete floor and first floor mezzanine, with trading accommodation situated over two floors. The principal bar with dining being on the ground floor with extended dining area over the first floor, along with trade kitchen and an external terrace to the front.

Location

The Waterfront Bar Bistro is located along Ipswich's prestigious waterfront, with unopposed views over the 470-berth marina. Ipswich has a population of approximately 140,000 and is situated 70 miles from London and benefits from good communications being situated off the A12 and A14. Ipswich railway station provides regular services to London Liverpool Street in a journey time of 1 hour and 10 minutes.

The waterfront was developed in early 2000 as a primary location for leisure, food, and drink, along with the conversion of the old dockside Maltings buildings into luxury apartments and a number of other new developments. Some of the town's principal hotels, bars and restaurants are located along the quay wall, making the area a highly sought after destination location.

Trading Information

Further information on request.

Trading Hours

Monday & Tuesday - closed

Wednesday & Thursday - 12:00pm - 2.30pm; 6:00pm - 9.00pm

Friday & Saturday - 12:00pm - 9.15pm

Sunday - 12:00pm - 3.00pm



External Details

Currently, there are 44 covers located to the front of the property, permitted under a licence from the local authority at £100 per year, which allows 11 tables. The area directly overlooks the marina and is defined by café barriers.



Internal Details

* Main bar & restaurant – open plan trading area, with seating for 40 customers, exposed cast iron pillar and natural brick, tiled floor and windows to front overlooking the marina * Central stairs with glass balustrades to first floor * Bar servery – with back display shelving * Rear lobby - ladies, gentlemen's and accessible WCs * Ancillary areas - level beer cellar * Storage * Access to rear * First floor restaurant - open plan trading area, with eating for 50 customers, wood floor, cast iron pillar and natural brick with windows to front overlooking the marina * Trade kitchen - including a comprehensive range of stainless-steel catering equipment, canopy extraction hood * Wash-up area * Storage * Cupboard housing hot water cylinder.

Tenure

The property is held on a long lease for a term of 125 years from 14 July 2014 at a peppercorn rent.

The current owner would also consider a short term or longer term lease with option to purchase long lease.



Planning Permissions

We have made enquiries with Ipswich Council and can confirm that the property is not listed. The property lies within the Wet Dock Conservation Area.

For further information please contact the local authority.

Business Rates

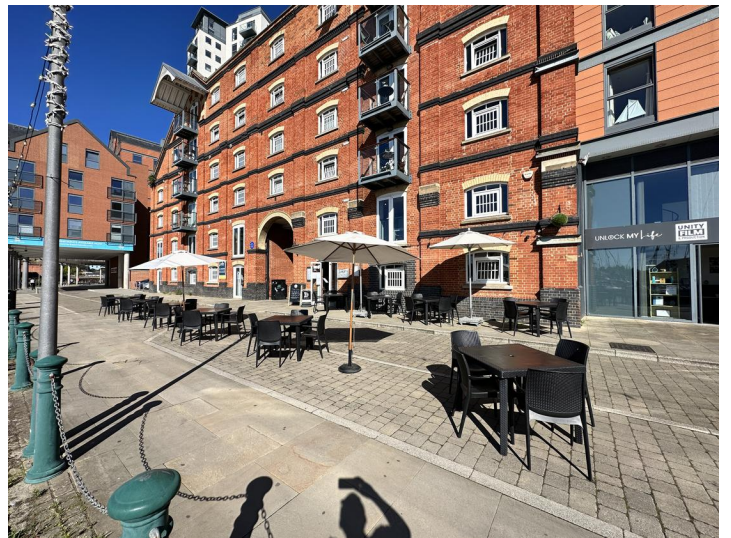
The rateable value as at 1 April 2023 is £41,500.

Regulatory

Energy Rating B.









BakerL.ie Compliance

National Commercial Property Compliance & Marketing

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DO NOT SCALE THE DRAWINGS

Drawing Key

Rev	Date	Amendments

BakerL.ie
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Project: Floor Plans

The Waterfront Bistro
 10 Playhills Quay
 Key St
 Ipswich
 Suffolk
 IP4 1TH

Drawing No: 8888-20-JNL-23
 Drawing Title: Floor Plan
 Drawing Date: 2023
 Drawing Size: @A1

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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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