



## The Tea Hut

Ref: 1466643

River Wall, Woodbridge, IP12 4BB

Leasehold: £200,000, Annual Rent: £2578

Detached Tea Hut with ground rent only

Picturesque location River Deben, Woodbridge

Interior completely refurbished

Internal & External seating for 100 covers

Walking distance to waterfront

Vacant possession. Energy Rating B



The Tea Hut is a single storey detached building surrounded by green land inside the river wall, which includes the communal boating lake, access to the public car park and steps to the waterfront.

The Tea Hut has been completely modernised and refurbished by the current owners, with three phase power being introduced into a modern, fitted commercial kitchen, with extraction and upvc windows and doors throughout.

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### Location

The Tea Hut is located within the attractive riverside town of Woodbridge and is positioned on the river wall, which has extensive views out over the River Deben. The town has a resident population of around 10,000, a railway station and national and independent retailers. Along the waterfront are a number of sailing clubs and recreational parks.

Whether by train, car or bus, all offer convenient access to Woodbridge, allowing residents and visitors to enjoy the unique charm and amenities the town has to offer.

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### Internal Details

Internally, The Tea Hut has space for 22 covers, a serving counter, commercial kitchen and staff/customer toilet.

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### Staff

The business is run by the current owners assisted by one full time member of staff.

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### Fixtures & Fittings

All fixtures and fittings are owned by the current operator and will be included in the sale.



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### Trading Information

Trading information will be made available to interested parties once a viewing has taken place.

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### The Opportunity

This is an exceptionally busy daytime business, which operates throughout the year, but will adjust its opening hours accordingly depending on the season. It provides teas, coffees, cooked meals, cakes, ice creams etc to many people walking along the river wall and enjoying the riverside setting. There are a number of yacht clubs, marinas and sailing clubs along this stretch of the River Deben from where trade is also drawn.

We understand that that property has in the past put on special music events and entertainment.

This is an opportunity which is rarely available and we would advise interested parties to view at their earliest opportunity.

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### Trading Hours

Currently trading Wednesday to Sunday in the winter months.



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### External Details

A fixed wooden terrace encompasses The Tea Hut providing all year round external covers for up to 70 guests.

To the rear of The Tea Hut are two storage sheds for fridges and freezers, as well as access to the on site toilet facilities.

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### Tenure

The property and business is being offered freehold, subject to a ground lease for which the property is currently due to expire in March 2036 at £437.50 per quarter.

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### Business Rates

The current rateable value as of 1 April 2023 is £6,300.

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### Regulatory

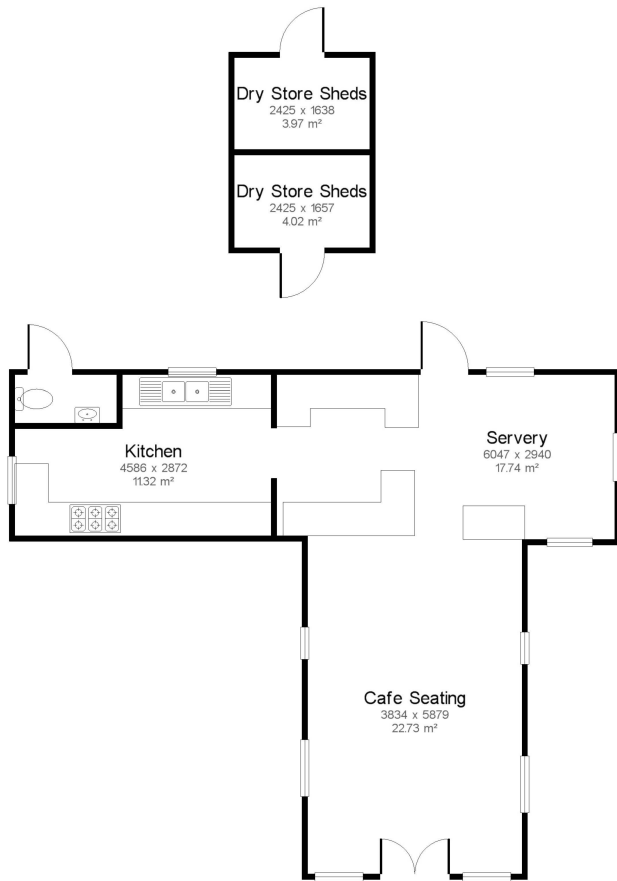
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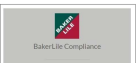




Gross internal area: 62.55 m<sup>2</sup> (673.3 ft<sup>2</sup>)



Ground Floor



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Drawing Key

Rev	Date	Amendment

**BakerLie**  
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Project

Floor Plans

Toad Hut  
 River Mill  
 Woodbridge  
 IP12 4SB

Drawing No: 8888-20-JNL-20  
 Drawing Title: Floor Plan  
 Drawing Date: 2022  
 Drawing Size: A1

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

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

### Liana Gatier

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Winchester



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