



11 & 12 Regatta Quay

Ref: 1456956

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

Long Leasehold: £550,000, Annual Rent: £750.00

Quayside Bar in Ipswich Centre

Extensive bar & dining with 1st floor gallery

On the instructions of the receivers

External front terrace overlooking Quay

GIA: 7,900sqft. Chain Free

115 years remain on FOT lease.



The former Wiff Waff bar is located along Ipswich's prestigious waterfront, with 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.

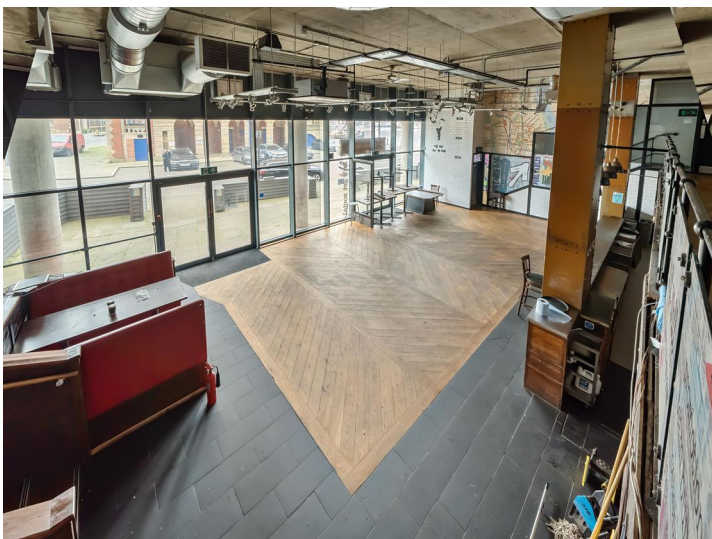
The waterfront was developed in early 2000 as a primary location for leisure, food and drink, along with the conversion of the old dockside Maltings buildings into luxury apartments and a number of other new developments. Some of the town's principal hotels, bars and restaurants are located along the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

Description

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 and additional bar over the first floor, along with commercial kitchen and an external terrace to the front.

Internal Details

* Main bar & restaurant – open plan trading area, with booth seating for dining customers * Stairs to first floor * Bar servery – with back display shelving * Ladies, gentlemen's and accessible WCs * Ancillary areas - level beer cellar * Storage * First floor bar, seating and dining - open plan trading area, with additional booth seating * Trade kitchen - including a comprehensive range of stainless-steel surfaces * Canopy extraction hood * Wash-up area * Prep area & storage * Staff changing.



Fixtures & Fittings

All trade fixtures and fittings in the property are included in the sale.

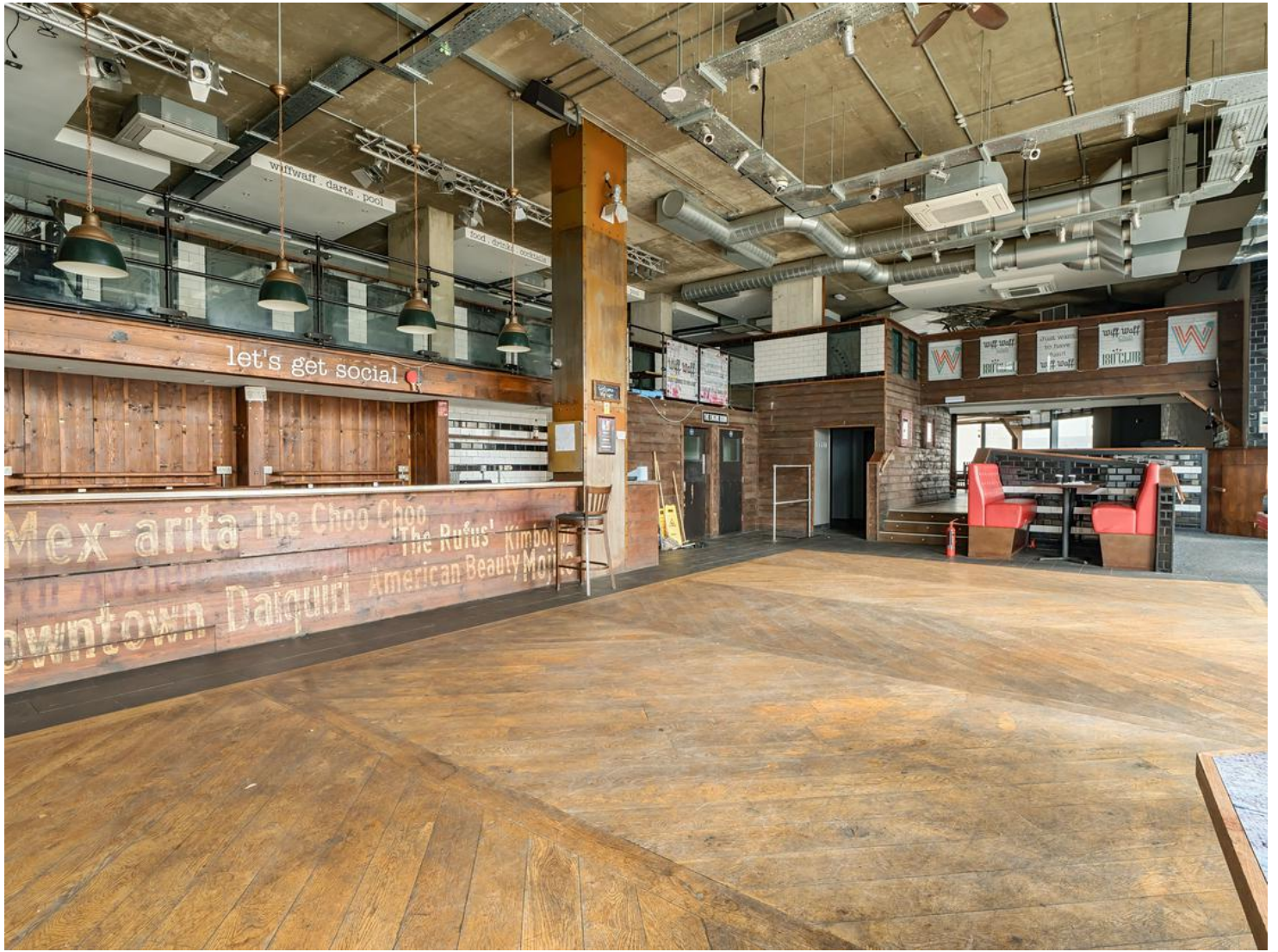
External Details

Designated paved area to front of property with space for tables / smoking area.

The Opportunity

Christie & Co acting on behalf of Eddisons (the receivers) to sell Units 11 & 12 Regatta Key, Ipswich.

The opportunity would suit an experienced operator keen to combine both a popular drinking establishment, balanced with a competitive food offering that compliments the surrounding businesses. Utilising the trading hours, this business would suit an operator able to trade from morning all the way through to late evening. The business location attracts both locals, as well as visitors to the area, and with a large versatile trade area the option to change the use in the building is also worth considering.



Trading Information

The business has closed and ceased trading therefore no trading information is available.

Tenure

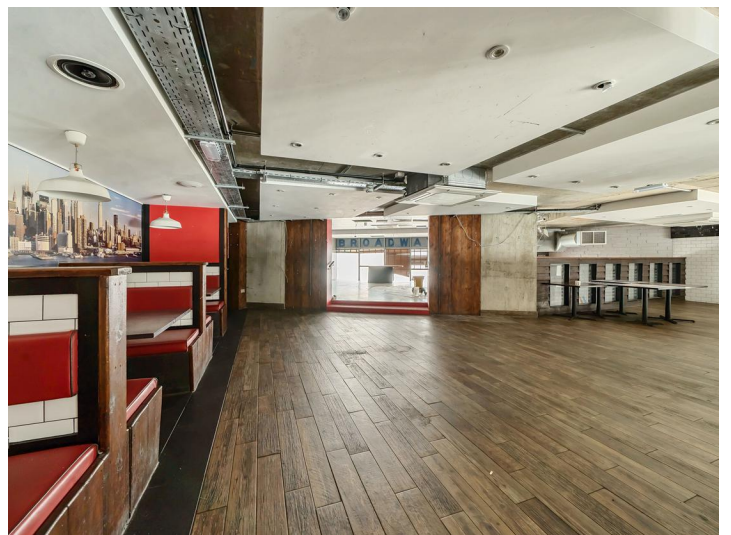
The property is being offered on a long lease with 115 years remaining.
Unit 11 - Service Charge – £809.44 per quarter. Ground Rent - £250 per annum.
Unit 12 - Service Charge – £1,820.48 per quarter. Ground Rent - £500 per annum

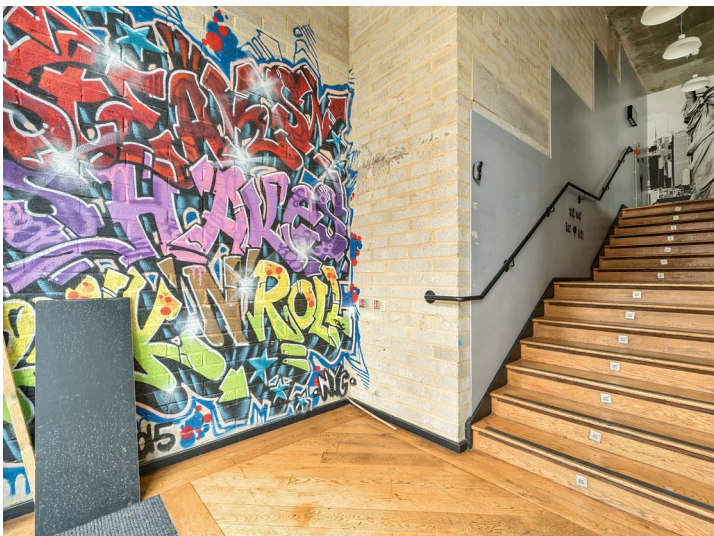
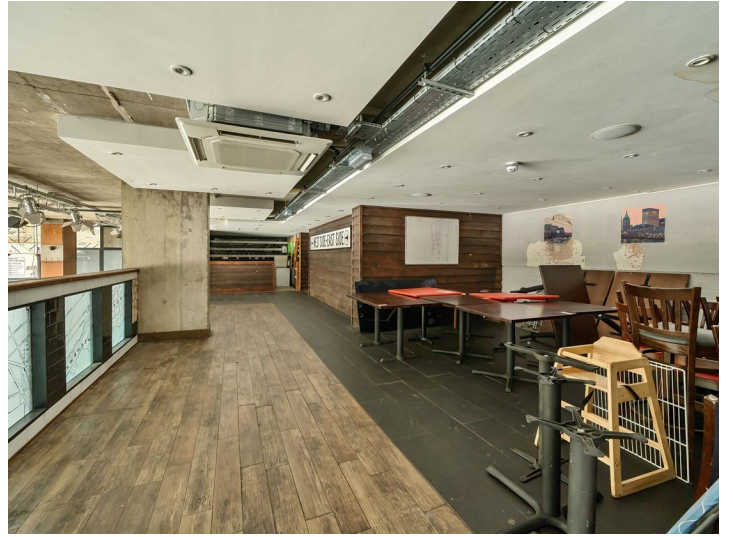
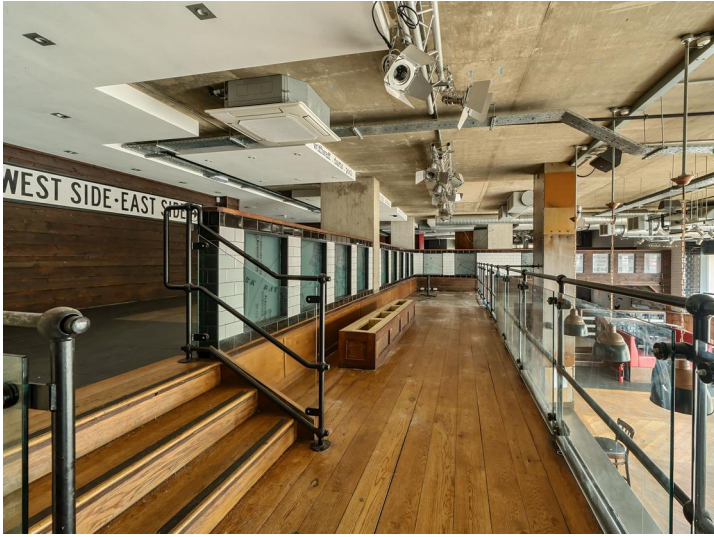
Business Rates

The current rateable value as at 1 April 2023 is £91,000.

Regulatory

Premises Licence.

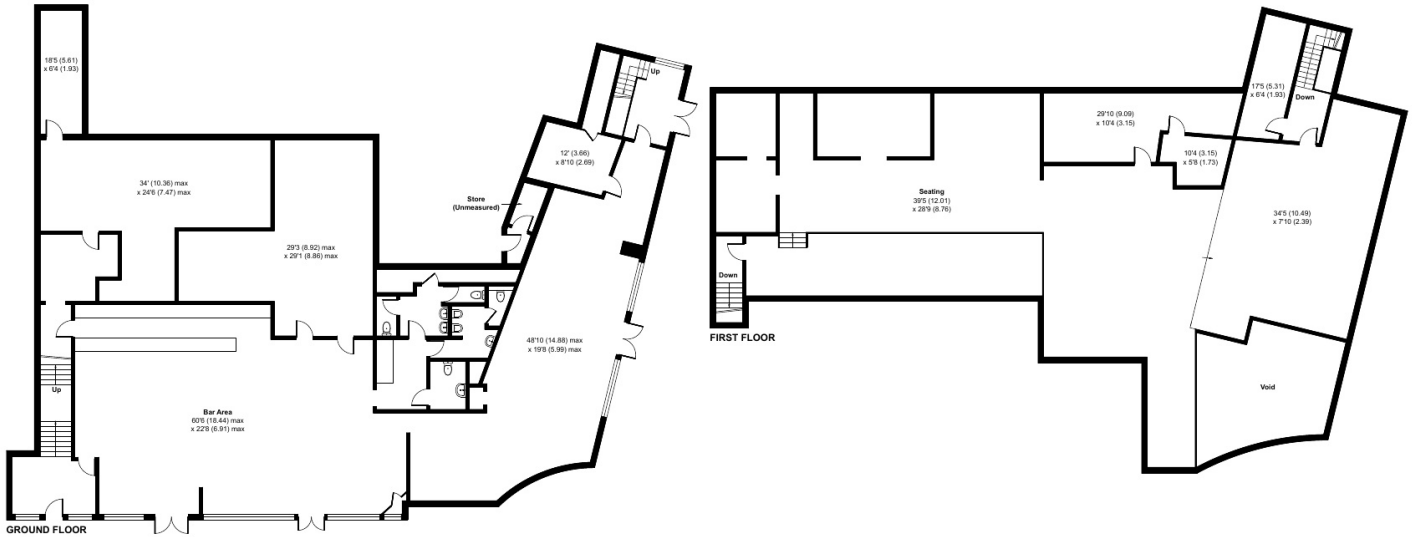




Key Street, Ipswich, IP4

Approximate Area = 7927 sq ft / 736.4 sq m (excludes void / store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Christie Owen & Davies Plc. REF: 1133533



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

Business Agent - (South - Pubs and Restaurants)

M:+44 7546 698 683

E:liana.gatier@christie.com

Winchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

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