



## The Harbour

Ref: 1456948

Bridge House, Royal Plain, Lowestoft, Suffolk, NR33 0AG

Freehold: £500,000

Substantial detached bar and nightclub

Trading over 3 floors (c.500 capacity)

Late licence, currently trading - 2.30am

23/24 Turnover £680k

Freehold, Vacant Possession

GIA: 954.11 sq m (10,270 sq ft). Energy Rating B



Originally built c.1849 and known as the Bridge House, the three storey 10,270sq ft substantial, detached brick built building offers a unique opportunity with trading space over three floors and a basement cellar and storage. Currently run as a public house and nightclub, the building offers versatile accommodation over the three floors. The property has been refurbished to an exceptional standard in recent years and is well presented throughout.



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### Location

The Harbour is located prominently at the foot of Lowestoft's south pier and next to the Bascule Bridge. Opposite the Royal Norfolk and Suffolk Yacht Club, the property is within walking distance of the beach, Lowestoft train station and the town centre.

Easily accessed via Marine Parade (B1532) the main ring road to the promenade, The Harbour sits amongst a dense residential area with local anchor shopping facilities and plenty of parking close by.

Lowestoft has direct routes in from Ipswich (A12) via Woodbridge (44 miles south) and Norwich via A146 (29 miles north west).

Sitting proudly in the northernmost part of The Suffolk Coast is Lowestoft. Famous for being the most easterly town and the first place to see the sunrise in the UK. With both sandy beaches and the broads attracting both locals and tourists Lowestoft sees plenty of foot traffic throughout the year.

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### Staff

The Harbour is currently run with a full team of full and part time staff in situ, and may transfer on request.

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### Trading Hours

The Harbour (public house) currently opens:

Wednesday - Saturday: 12:00pm - 12:00am. Kitchen open until 8:00pm  
Sunday: 12:00pm - 10:00pm. Kitchen open until 6:00pm

Mossy's (nightclub) trades:

Friday: 10:00pm - 2:30am  
Saturday: 10:00pm - 2:30am

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### Regulatory

Premises licence.

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### Internal Details

The ground floor briefly comprises: bar and restaurant with trade commercial kitchen and disabled WC.

The first and second floors comprise a separate nightclub with bar, lounge, DJ booth, dance floor and ladies and gentlemen's WCs. Ancillary office and storage accommodation can be found on the second floor, along with a separate cocktail bar, ideal for parties/private events.

The cellar and further storage is within the extensive basement areas.

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### Fixtures & Fittings

The existing fixtures and fittings are owned by the current tenants and will be included in the sale.

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### The Opportunity

A unique opportunity to own a well established property in the centre of a busy seafront location. The current tenants have invested a substantial amount in refurbishing and maintaining the property but, as it stands, they wish to continue growing their public house estate rather than continue with this late night venue.

With such versatile accommodation, The Harbour would suit an experienced late night operator or even a hotelier/developer (STPP) looking for a new challenge.

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### Trading Information

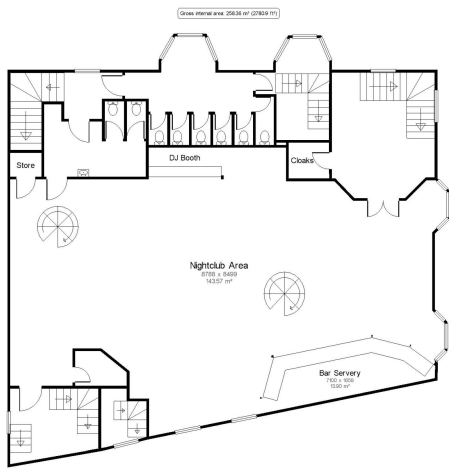
Available on request after a formal viewing has taken place.

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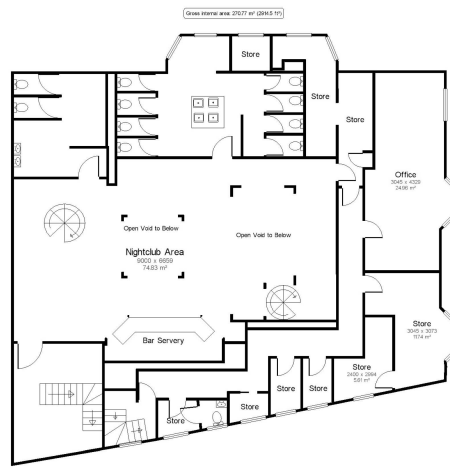
### Tenure

Freehold with vacant possession.

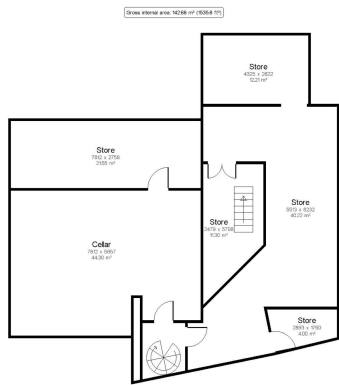




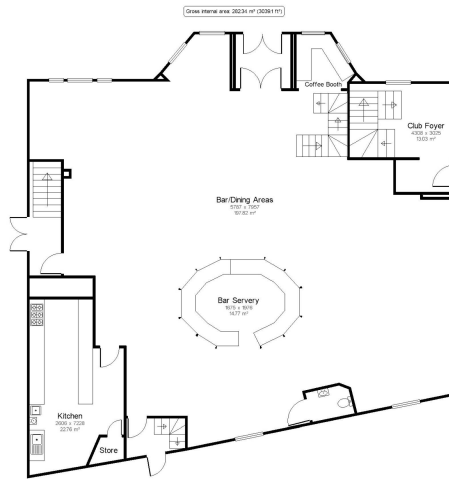
1st Floor



2nd Floor



Basement



Ground Floor

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Rev	Date	Amendment

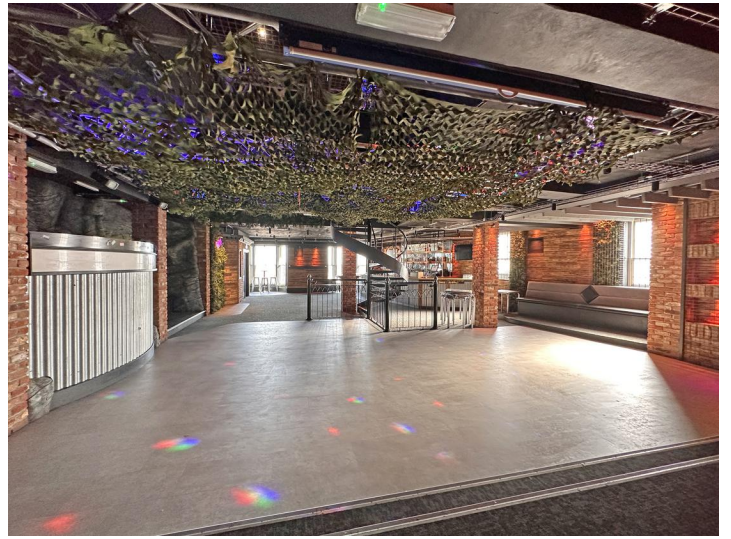
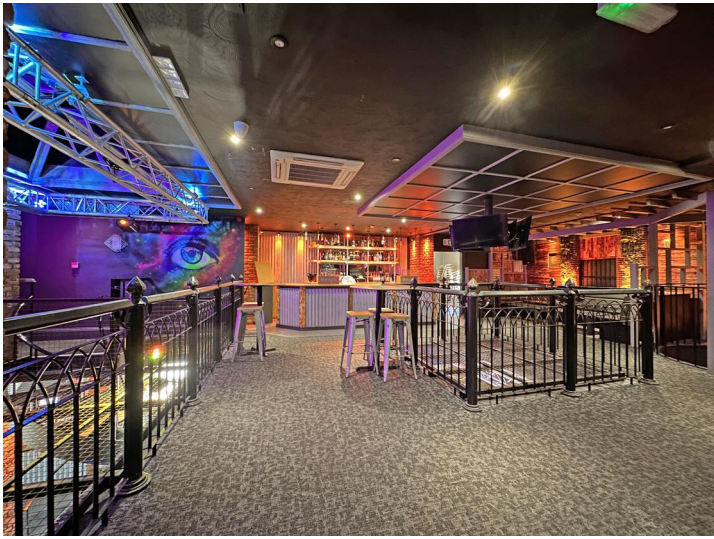
**BakerLiE**  
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**Project**  
 Floor Plans

The Harbour Inn  
 Bridge House  
 Royal, Thongubon, Royal Plain,  
 Levenson,  
 NS23 2AG

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









## Customer Due Diligence Checks

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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:

### Liana Gatier

Business Agent - (South - Pubs and Restaurants)

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E:[liana.gatier@christie.com](mailto:liana.gatier@christie.com)

Winchester



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