



LAMB & CO

**Clacton-on-Sea**

52 Station Road  
Clacton-on-Sea  
Essex CO15 1SP

01255 422240

**St Osyth**

11 Clacton Road  
St Osyth  
Essex CO16 8PA

01255 820424

**Thorpe-Le-Soken**

High Street  
Thorpe-Le-Soken  
Essex CO16 0EA

01255 862332

**Harwich**

286 High Street  
Harwich  
Essex CO12 3PD

01255 442505



**WIVENHOE ROAD, ALRESFORD, CO7 8AQ**

**GUIDE PRICE £65,000**

**\*\* ESTABLISHED PUB/RESTAURANT BUSINESS FOR SALE \*\*** The pointer is a thriving, traditional pub located along the main thoroughfare in the desirable village of Alresford, having been operated by the current owners since 2010. Being the only pub in the village, this is a lucrative opportunity to take over a turnkey business with significant scope to grow. The property benefits from a large garden, car park and 3/4 bed accommodation.

- Established Pub & Restaurant Business
  - Large Garden & Car Park
  - Includes Fixtures & Fittings
- The Only Pub in Alresford Village
  - Superb Turnkey Business Opportunity with Scope to Grow
  - Prominent Main Road Position
- Includes 3/4 Bed Accommodation
  - Traditional Pub in Desirable Village



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Residential | Lettings | Financial Services | Land & New Homes

## DESCRIPTION

The pointer is a traditional, village pub with two bars and restaurant area located on the main thoroughfare in the village of Alresford within the Tendring District and has been in the current ownership since 2010. Alresford is a rapidly expanding village lying approximately 6 miles South East of Colchester and The Pointer is the only pub in Alresford. Additionally the ground floor also provides; large cellar, fully equipped kitchen and customer toilets. The first floor provides spacious owners accommodation with 3/4 bedrooms and two bathrooms. Externally there is a customer car park to side and large side and rear garden with outdoor bar and raised seating area.

The business offers scope to increase turnover by re-introducing some of the initiatives previously ran by the current owners including; Saturday morning breakfast club, extended kitchen opening times, darts & pool teams, themed nights, summer entertainment utilising the large garden and BBQ area.

## LEASE

Balance of 20 year lease to 12th May 2026 to be transferred. Part-tie requires all drinks apart from wines, spirits and minerals to be purchased from the brewery. Current rent of £44,972.20 PA (including insurance and licensing fee, all elements are subject to VAT apart from the residential element). Certain criteria must be met in order for the landlord to accept assignment.

## TRADING HOURS

Current opening hours;

Monday – Closed  
Tuesday – 14:00 – 20:00  
Wednesday – 12:00 – 22:00  
Thursday – 12:00 – 22:00  
Friday – 12:00 – 23:00  
Saturday – 12:00 – 23:00  
Sunday – 12:00 – 18:00

Kitchen Hours:

Thursday 12:00 – 15:00  
Friday 12:00 – 15:00 & 18:00 – 20:00  
Saturday 12:00 – 15:00 & 18:00 – 20:00  
Sunday 12:00 – 15:00

Opportunity to extend. Currently running reduced kitchen hours for food. The pub currently runs live music and charity quiz nights once a month.

Licensed to sell alcohol 10:00 – 00:00 Monday to Thursday, 10:00 – 01:00 Friday & Saturday, 12:00 – 23:30 Sunday.

## BUSINESS RATES & COUNCIL TAX

Flat – Council tax band A

Biz rates – RV £6,700 – Qualifying for 100% rate relief meaning no rates payable subject to the incoming tenant meeting the eligibility criteria.

Any enquiries should be made to Tendring District Council

## FIXTURES & FITTINGS

The sale will include fixtures and fittings, a full inventory can be provided upon request.

## STOCK

Stock on the date of sale will be transferred to the purchaser at additional cost.

## RESTAURANT

Fully equipped kitchen serving; 20 internal covers plus 16 under marquee and a further 34 covers in the bar area.

## FINANCIALS

Current trade split approximately 80% wet/20% food. Further details available upon request, interested parties may be required to sign an NDA.

## REASON FOR SALE

Retirement

## VIEWING ARRANGEMENTS

Strictly by appointment only

## Map



## EPC Graphs

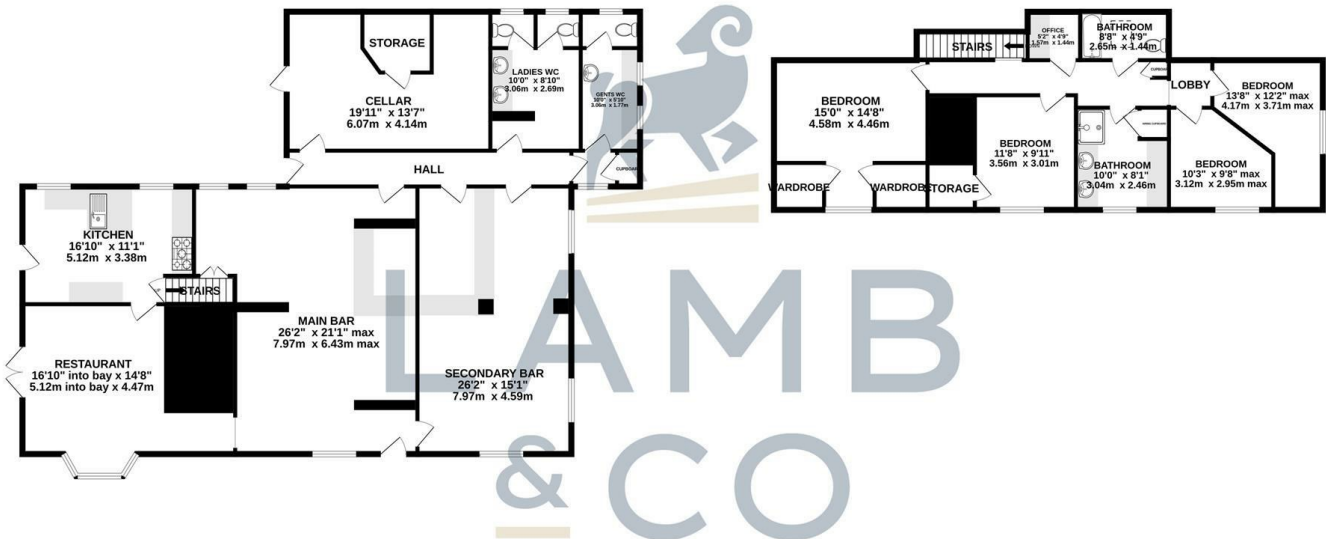
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Floorplan

GROUND FLOOR  
1908 sq.ft. (177.3 sq.m.) approx.

1ST FLOOR  
852 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 2760 sq.ft. (256.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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