

FOR SALE BY ONLINE AUCTION
A prominent public house/restaurant
with three bedroom flat above, located
in the very heart of Woodbridge, on the
Thoroughfare and Church Street.

Guide Price
£225,000 Freehold
Ref: P6956/C

The Cross Public House
2 Church Street
Woodbridge
Suffolk
IP12 1DH



A freehold opportunity situated in the centre of the town with open plan bar and dining areas. Courtyard garden with store. Trade kitchen, cellar and three cloakrooms. Self-contained first floor flat with kitchen, sitting room, three bedrooms, bathroom and loft space.

**FOR SALE BY TIMED ONLINE AUCTION -
3rd November 2022**

Contact Us



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Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on 3rd November 2022 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 20 working days thereafter. For details of how to bid please read our Online Auction Buying Guide.

The vendor's solicitor has prepared an Auction Legal Pack. This is available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

Seller's Solicitors

The seller's solicitors are Birketts Solicitors; Providence House, 141 - 145 Princes Street, Ipswich IP11 1QJ Tel: 01473 232300. For the attention of Mark Elgar - Email: mark-elgar@birketts.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

The Cross Public House is situated in the very heart of the ever popular town of Woodbridge which is probably best known for its outstanding riverside setting. Woodbridge offers a good choice of schooling in both the state and private sectors and a wide variety of shops and restaurants, a cinema/theatre, and marina. Recreational facilities include sailing on the River Deben, a number of well regarded local golf clubs, including Woodbridge Golf Club, which was founded in 1893, a cinema and sports centre, as well as a wonderful network of footpaths. Woodbridge also benefits from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 8 miles to the south-west.

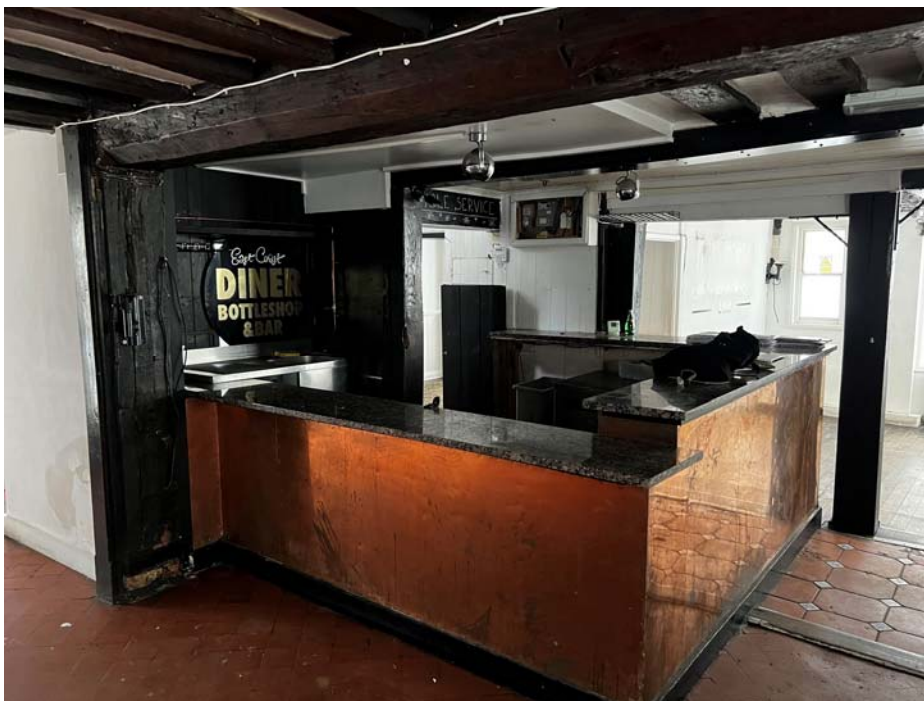
Description

The Cross Public House or The Cross, was in recent times known as East Coast Diner and sits in a superb position on the corner of Church Street and the Thoroughfare in the very centre of Woodbridge. In the immediate area is a mix of offices, retail and other bar/restaurants including The Crown Hotel and Prezzos both directly opposite.

The premises is a Grade II Listed two storey terraced property which is believed to date from 1652. It is of timber framed construction with heavy rendered elevations under a tiled roof. On the ground floor an entrance lobby leads to an open bar with two restaurants areas to the side, one of which has an open fire. There is access to a rear sitting/dining area, again with a fireplace, three cloakrooms, a trade kitchen in two parts, a courtyard garden area and small service yard with storage building. It is understood that the premises formerly accommodated approximately 60 covers.

The first floor can be accessed independently from the Thoroughfare and is deemed to have a separate address being 1 Thoroughfare, Woodbridge IP12 1AA. This comprises a kitchenette, sitting room, bathroom and three bedrooms. There is also a loft space for storage.

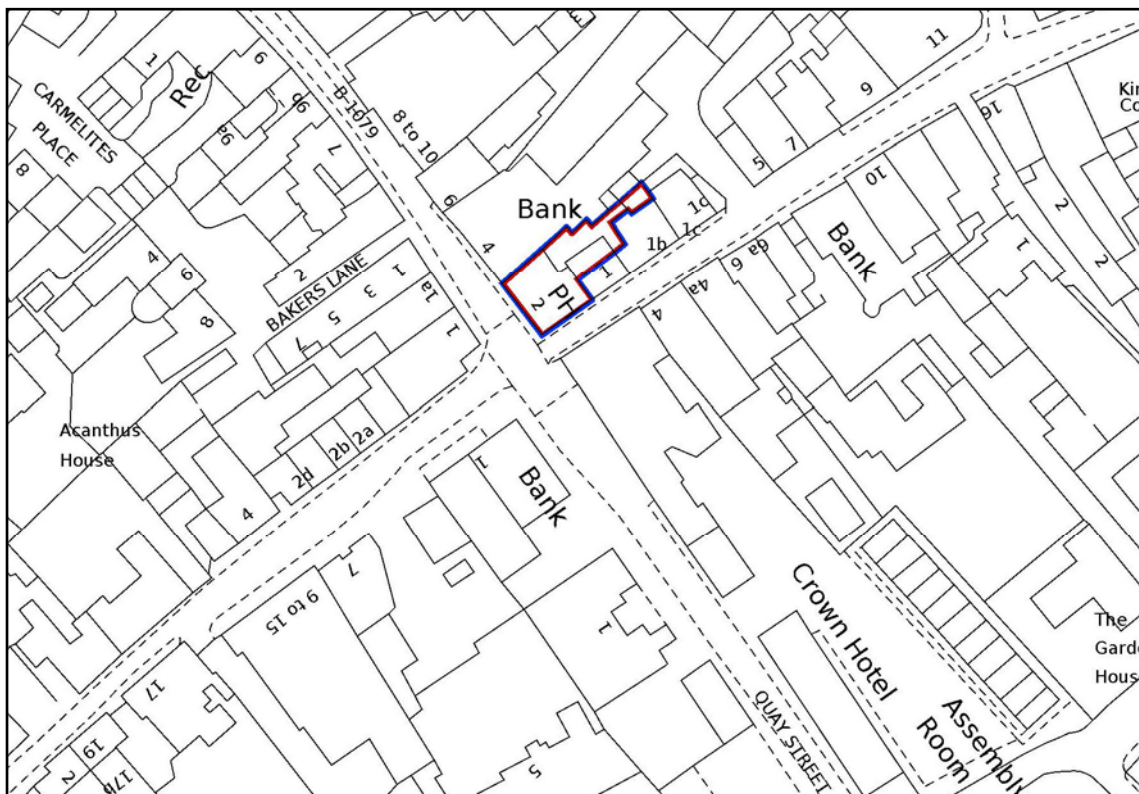
It is understood that the rent for the premises was previously £25,000 per annum.







Site Plan



The Cross, Woodbridge



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
 Produced for Clarke and Simpson. Interested parties should check sizes.



Viewing Strictly by appointment with the agent. Please follow current Covid-19 government guidelines.

Services Electricity - Phase metered supply to flat. Single phase metered supply to commercial premises.
Gas - No gas supply to flat. Metered gas supply to commercial premises with gas central heating.
Water - Single metered supply to the whole premises.

Business Rate/Rateable Value £17,750

Council Tax First floor flat - Band B; £1,302.55 payable per annum 2022/2023

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

EPC = Ground floor premises is rated D and First Floor Flat rated E (Copies available from the agents upon request)

Previous rental amount £25,000 for the whole per annum

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers and buyers identity.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - £900 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.
6. The freehold premises is being sold. The agents are informed by the seller that the premises were previously let (under a lease running from April 2016 for 15 years) until the tenant vacated and ceased paying rent, after which point the lease was forfeited and the Freeholder served a Repossession Notice in April 2022. Full documentation is available in the Legal Pack. Whilst it is envisaged that all the contents will remain at the property and it will be sold as seen, this cannot be guaranteed by the sellers nor the agents.

October 2022

Directions

The property is situated in the very heart of Woodbridge on the corner where the Thoroughfare meets Church Street.

For those using the What3words app: [///thinker.starfish.lamps](https://www.what3words.com/#!/en-gb////thinker.starfish.lamps)



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