



The Haystack

Freehold

Offers in the Region of **£375,000** (exc VAT)

The Haystack, 96 Furtherwick Road, Canvey Island, Essex, SS8 7AJ

AT A GLANCE

- Prominent corner freehold
- End of terrace 2 storey property
- 1st floor self-contained two-bedroom flat
- 100+ internal covers
- Suitable for a variety of uses (stpp)
- Substantial property
- Single storey conservatory extension
- 4 bed staff accommodation
- Front patio area (30 covers)

Viewing And Further Information

Tom Nichols



01223 867400



07715 054959



tom@everardcole.co.uk





PROPERTY

The Haystack is an end of terrace prominent 2 storey property with single storey conservatory extension.

Internally the property provides 2 bar serveries, serving split level conservatory (30 covers), central bar area (25 covers) and a main function room / club area with D-J Booth and dedicated bar servery (60 covers).

Serving these areas are two sets of customer WC's, a commercial trade kitchen with extraction, storage and wash up area, office, ground floor cellar and yard storage.

Access to the upper parts is provided both internally and from an external staircase to the rear.

The 1st floor provides a self-contained two-bedroom flat with living room, kitchen bathroom, large lounge, and two double bedrooms.

There are also a further four bedrooms used as staff accommodation.

Externally there is a front patio area (30 covers) as well as side access to a staff parking area and single storey shed. There is no customer parking on site.

PLANNING

The local authority is [Castle Point Borough Council](#)

The Haystack is not listed. Freehold- Title number: EX508848.

MEASUREMENTS

The area of the site is 0.208 acres (approx).

The total building footprint (GEA) of the public house extends to 524 m² (5,636 ft²).

**Measurements are taken from digital mapping and are approximate.

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as beer raising equipment.



THE BUSINESS

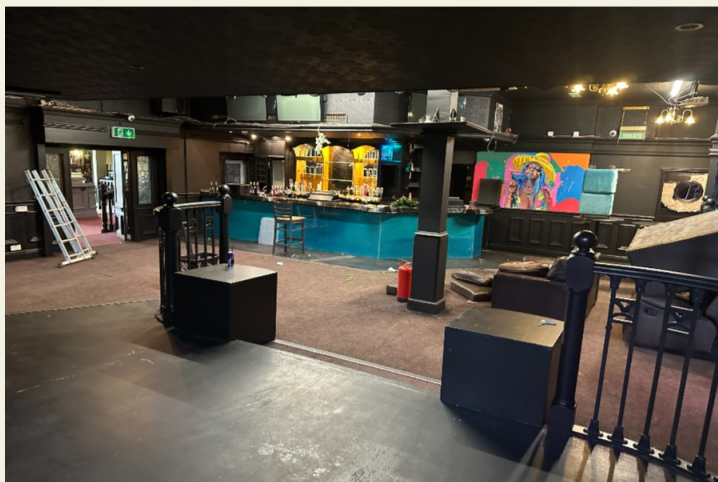
The business is now closed.

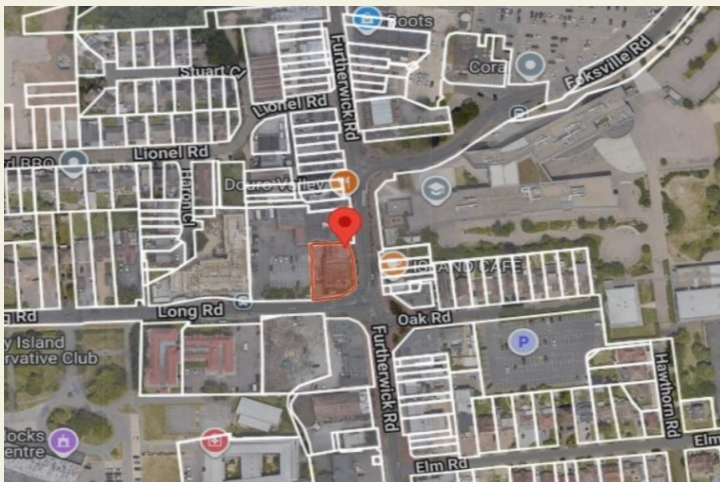
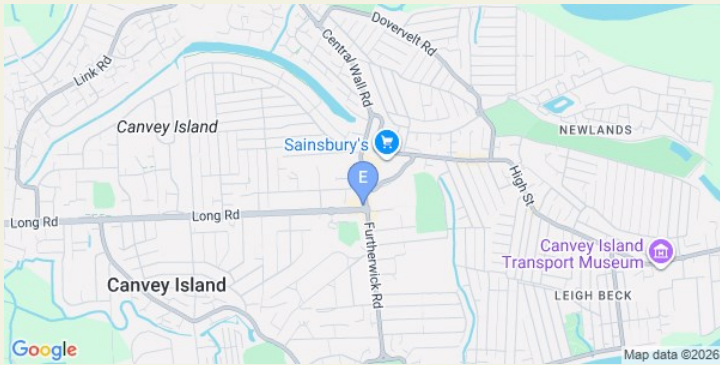
RATES & CHARGES

Rateable Value as of 1 April 2026 - £39,750. Rateable Value as of 1 April 2023 was £37,000.

TENURE

Freehold available with vacant possession. The property is being sold as seen, seeking unconditional cash offers in the region of £375,000 (ex VAT).



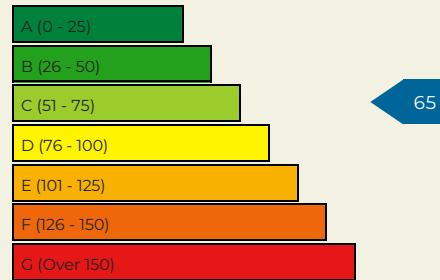


LOCATION

Canvey Island is a small island located in the Thames Estuary in Essex, England. It lies off the south coast of Essex 30 miles (48 km) east of London, and 15 miles (24 km) west of Southend-on-Sea. It has a population of around 38,000.

The property is in a predominantly commercial area, characterised by smaller independent retailers. The site adjoins Iceland, in a very prominent corner position at the junction of Furtherwick Road & Long Road.

EPC



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Cambridge
01223 867400

Nottingham
0115 8246442

Leeds
0113 4508558

Manchester
0161 8204826

info@everardcole.co.uk
www.everardcole.co.uk



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