

Woodbridge - Elephant & Castle Inn, The Street, Eyke IP12 2QG
Freehold Vacant Public House Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Woodbridge - Elephant & Castle Inn, The Street, Eyke IP12 2QG

Freehold Vacant Public House Investment



Investment Consideration:

- OIEO: £250,000
- Vacant possession
- ERV: £25,000 p.a. GIY: 10.00%
- VAT is NOT applicable to this property
- Grade II Listed building originally built in 1650 and converted into pub in 1715
- Comprises detached public house with 6-bed owner`s accommodation, garden area and car park
- Total area size of 310 sq m (3,336 sq ft)
- Previously rated 4.5/5 stars on Google
- The only pub in Eyke village



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Property Description:

The property comprises ground floor public house with 6-Bedroom residential accommodation at first and second floor. The property benefit from large outdoor seating space and car park.

The property provides the following accommodation and dimensions:

Ground Floor: 2 Bar Areas, Dining Area, Commercial Kitchen, WCs

First/Second Floor: 6-Bedroom Owners Accommodation

Tenancy:

The entire property is at present vacant. ERV: £25,000 per annum.

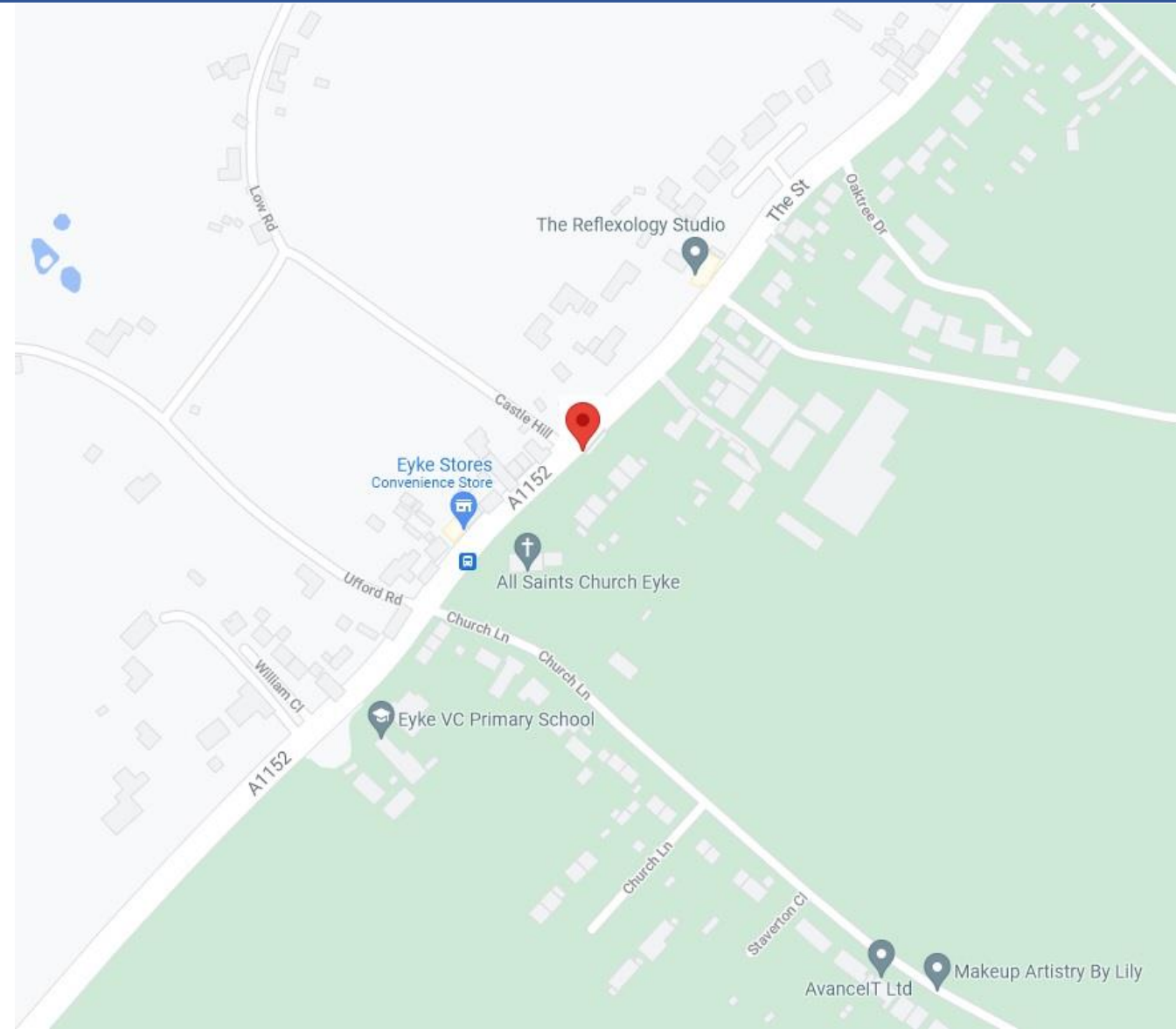


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Location:

Woodbridge is a historic market town in Suffolk, England, about 8 miles up the River Deben from the sea. It lies 7 miles north-east of central Ipswich as part of the wider Ipswich built-up area. Eyke is a village and a civil parish in the East Suffolk district, in the English county of Suffolk. It is located on the A1152 road near the town of Woodbridge. Eyke has a primary school, the manor house of Lord and Lady Lucas with scenic pond and horse paddock, and a pub.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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