



The Horseshoes Inn

Ref: 1456946

Stows Hill, Cockfield, Bury St Edmunds, Suffolk, IP30 0JB

Freehold: £335,000

Reduced from £395,000

Grade II Listed with thatched roof

Refurbished with original beams & fireplaces

Two bedroom owner's accommodation

GIA: 73.85sq m. Parking for 24 vehicles

Trade garden to front (c.60). Energy Rating C



A beautiful thatched grade II listed pub, Located on the busy A1141 2 miles from the historic market town of Lavenham.

The Inn has 100 covers, 40 in the restaurant area, which has a rare crown beam ceiling and 60 in the bar and function room extension, a traditional bar and back fitting with a good selection of real ales and lagers, three log fire burners in inglenook fireplaces plus central heating by radiators. A mix of carpets and original stone tiled floor to bar and restaurant areas, two sets of toilet facilities at either end of the trading areas and a fully fitted commercial kitchen and wash up area with full extraction.

The beers are cooled in a large traditional cooled cellar, the property is in very good decorative condition both exterior and interior. Trading levels are at 55% summer and 45% winter with a sales mix of 60% dry and 40% wet.

Location

The Horseshoes Inn is located on the main road from Lavenham to Bury St Edmunds, the A1141 at Stows Hill. Cockfield is an affluent Suffolk village with a primary school and church and a growing residential community with over 150 new homes being built, with many larger towns within easy reach such as Thetford, Long Melford and Sudbury.

Ground Floor

The ground floor consists of a main bar area with seating for 30, restaurant fully beamed with a rare crown beam to ceiling, with seating for 40 and function area with seating for 32, which also has wheelchair access. All areas have inglenook fire surrounds with log burner fires, there are also two sets of ladies and gentleman's toilets at either end of the ground floor, a large fully equipped commercial kitchen with full extraction and prep and wash up areas, in addition to log burners, heating by central heating radiators.



The Opportunity

Future trading opportunities are excellent with over 150 new homes being built in the local area. Very little advertising has taken place as trade has been built on word of mouth and reputation, trading currently operates on only 10 of the 14 trading sessions, being a freehouse, you have the facility to negotiate products and pricing with all brewers both regional and national that includes soft drinks and spirits.

Website: www.thehorseshoes-inn.co.uk

Owner's Accommodation

The first floor consists of two double bedrooms, a bath/shower room and a lounge and kitchen area. Planning was given to extend with a third bedroom suite (planning now lapsed, but a new application is sure to be approved) original drawings can be made available.

Fixtures & Fittings

All fixtures and fittings are owned outright and are included in the sales price, except a few personal items which will be retained by the owners. The kitchen is fully equipped and owned outright and are included in the sale price as is the cooled cellar equipment.

External Details

The front is laid to lawn as the trade area, with 60 plus covers on tables and benches and barrels with umbrellas all included in the sale price, the car park is gravel and tarmac at the side and rear of the inn and can facilitate 24 cars.

Staff

The current owners run the pub with a full team of staff.



Trading Information

Available on request.

Trading Hours

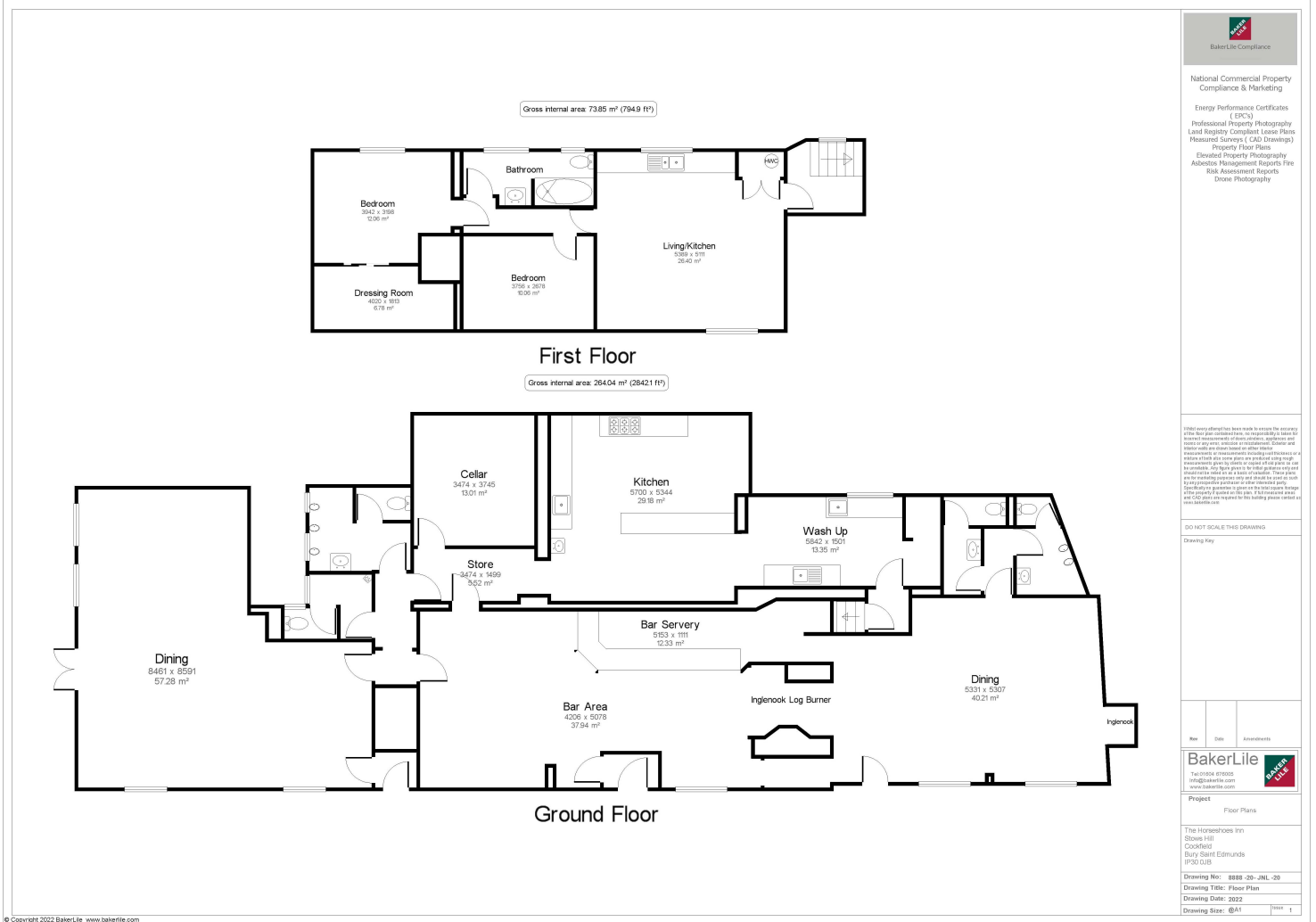
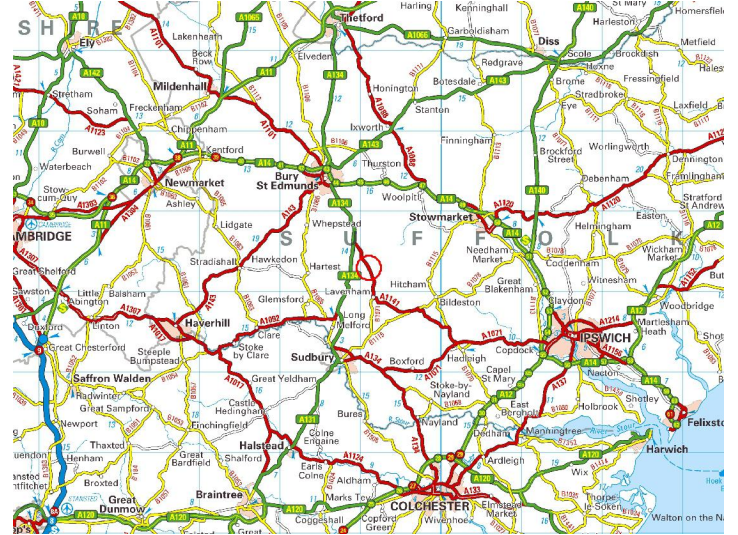
The Horseshoes Inn currently trades Tuesday evening - Sunday lunch.

Regulatory

Premises licence.







BakerLife Compliance

National Commercial Property Compliance & Marketing

Energy Performance Certificates (EPC's)
Professional Property Photography
Lease Registry Compliant Lease Plans
Measured Surveys (CAD Drawings)
Property Floor Plans
Elevated Property Photography
Asbestos Management Reports
Fire Risk Assessment Reports
Drone Photography

I should every professional has been made to assist the accuracy of the floor plan construction. It is not possible to ensure the accuracy of any floor plan. The floor plan is a representation of the property and is not a guarantee of the property's dimensions. The floor plan is a representation of the property and is not a guarantee of the property's dimensions. The floor plan is a representation of the property and is not a guarantee of the property's dimensions.

DO NOT SCALE THIS DRAWING

Drawing Key

Rev	Date	Amendment
1		

BakerLife
Tel: 01204 670005
info@bakerlife.com
www.bakerlife.com

Project: The Horseshoes Inn, Stone Hill, Colchester, Bury Saint Edmunds, IP20 1UD

Drawing No: 8885-20-JNL-20
Drawing Title: Floor Plan
Drawing Date: 2022
Drawing Size: A1

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

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)

M:+44 7546 698 683

E:liana.gatier@christie.com

Winchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189