

Freehold Opportunity

£1,250,000

www.paulhubbardonline.com/commercial



THE SORREL HORSE INN

Stunning Grade II listed countryside pub and restaurant, set on 1.2 acres of land, with separate 8 bedroom guest accommodation, private owners accommodation and large beer garden.

Barham, Suffolk.

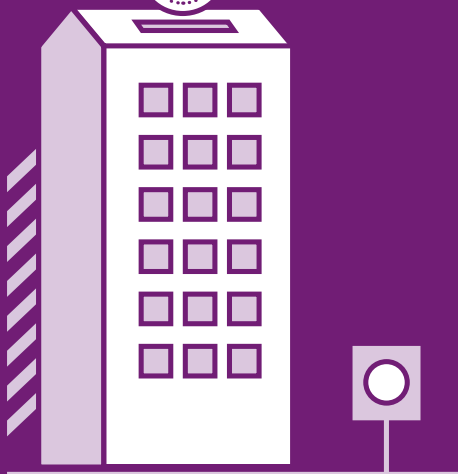
 01502 532 028

 jack@paulhubbardonline.com

**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



1. Highly successful pub and restaurant in the heart of the Suffolk countryside.

2. Separate 8 bedroom guest accommodation block.

3. Private 2 bedroom owners accommodation above the pub.

4. Set on 1.2 acres of land with over 6400sq ft of floorspace internally.

5. Fantastic business opportunity, with the business currently generating revenue in excess of £900,000pa

DESCRIPTION



Paul Hubbard Commercial are proud to bring to market an exceptional business opportunity, situated in the heart of the Suffolk countryside in Barham.

The Sorrel Horse Inn, a Grade II listed traditional public house and restaurant, with separate accommodation, has been a hugely popular and successful destination for locals since the current owners took charge nearly 40 years ago.



Located on a site in excess of 1.2 acres and with over 6400sq ft of floorspace, this is a spacious and imposing property which presents a huge opportunity for a new owner to come and put their own stamp on things.



The business has two highly successful components, the pub and the 8 bedroom accommodation, which between them generate a healthy turnover in excess of £900,000pa.

Situated in the Suffolk countryside, just off the A14 and 8 miles north of Ipswich, the business benefits from a mix of trade from local residents from nearby villages, commuters and holiday makers alike.



The business employs 22 staff including the owners, 5 of which are currently full time. The includes 4 cleaners, 4/5 bar staff and the remainder are a mix of waiters/waitresses and kitchen assistants.

Full accounts and trading information can be provided upon request.

THE PUB

The pub and restaurant is highly popular and is open 7 days per week, offering traditional pub meals and local ales all year round.

With exposed beams, a welcoming open fire place and stunning period features throughout, it is clear why the establishment has remained so popular and successful throughout the years.

As well as inviting decor and a spacious layout, the property also boasts a large beer garden with a childrens play area and parking for up to 60 vehicles. The owners have hosted various events throughout the years such as music events and beer festivals, making use of the abundance of space on site.

The restaurant area can seat up to 60 guests, however the pub has capacity for up to 100 diners, offering a great opportunity to maximise food sales and cater for larger bookings.

There is a fully fitted commercial kitchen and preparation area with high quality equipment, a walk in fridge/ freezer to the rear of the property, additional storage space both internally and externally as well as a cellar which is accessible from behind the bar.

Above the pub is a spacious owners accommodation which is currently being used more as office space, however this has huge potential for to be used by owners or managers to reside in. There could also be potential for this to be converted to additional rental accommodation for guests subject to planning permission.

This is currently set up as 2 bedrooms with storage spaces and an office, however this could be increased to 3 or 4 bedrooms depending on the new owners requirements.

The current sales figures are split approximately 50% food, 42% wet and 8% accommodation.





THE ACCOMMODATION

The accommodation is a separate, two storey building which includes 8 separate rooms which are available to book 7 days per week.

This unit includes just over 2000sq ft of floorspace, with 4 double bedrooms with en-suites on the ground floor and 2 double bedrooms with en-suites on the first floor. There is also a family bedroom and a single bedroom which share a bathroom on the first floor.

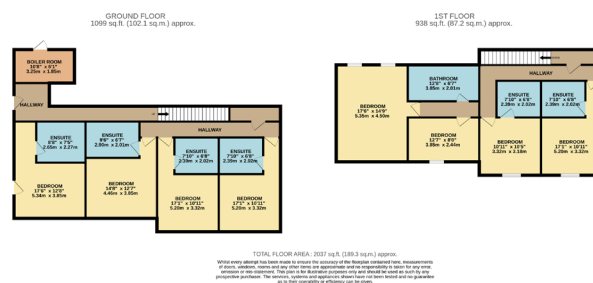
Current occupancy rates throughout the week sit at around 85% and 50% at the weekend, however there is huge potential to increase this as it's not an area which the current owners have put a huge amount of focus on.

Rooms start at £75 per night including breakfast for the doubles, £65 per night including breakfast for the single and £85 per night including breakfast for the family room.

Bookings are done through the website as well as booking.com.

To the rear of the accommodation block is a separate laundry room.

Floorplan below:













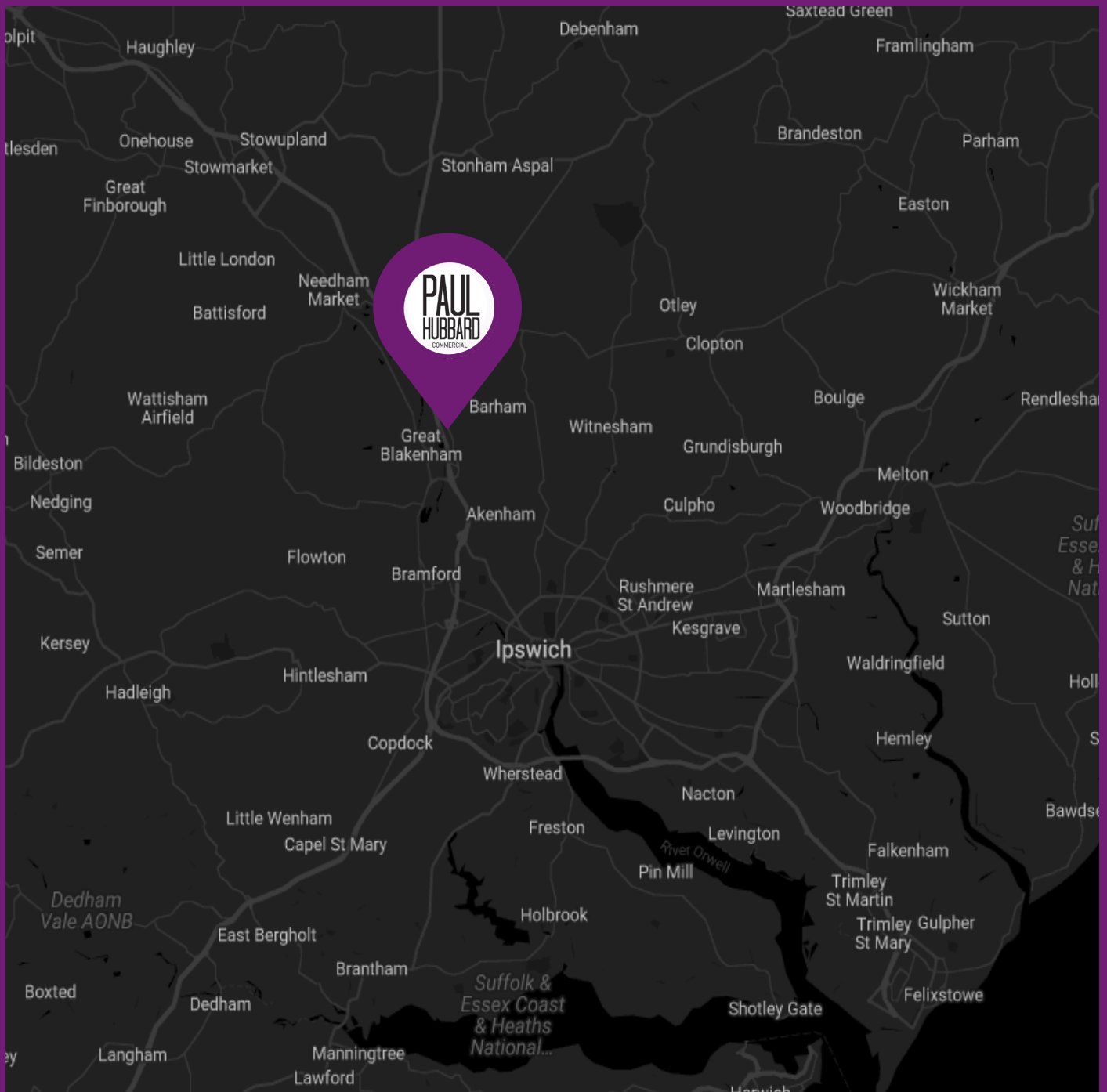


LOCATION



**The Sorrel Horse Inn,
Norwich Road,
Barham,
Suffolk,
IP6 0PG**

Nestled in the picturesque countryside of Suffolk, Barham offers a quintessential rural lifestyle with easy access to nearby urban hubs. Located just 8 miles northwest of Ipswich and 40 miles southwest of Norwich, residents enjoy the perfect balance of peaceful countryside living and convenient city amenities. Barham boasts excellent transport links, with London reachable in under 90 minutes by train from Ipswich or just over two hours by car via the A12. Furthermore, Colchester is a mere 30-minute drive away, making it an ideal location for commuters seeking a tranquil retreat within close proximity to major employment centers. With its charming surroundings and strategic location, Barham presents an enticing opportunity for those seeking a countryside haven within easy reach of vibrant city life.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT

To arrange a viewing or for more information on the property please contact Kayleigh Thorp at Paul Hubbard Commercial Ltd

01502 532 028

