

Freehold Opportunity

£695,000

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# THE SWEFFLING WHITE HORSE

Sweffling White Horse, a thriving business including a highly popular and successful pub, private owner's accommodation, a beautiful holiday cottage and 2x separate residential flats, set in the heart of the Suffolk countryside.

Sweffling, Suffolk.

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**PAUL  
HUBBARD**  
COMMERCIAL



# INVESTMENT SUMMARY

**1.** Fantastic investment opportunity, including a highly popular, traditional country pub, private owner's accommodation, 2x residential flats and a separate, semi-detached holiday cottage.

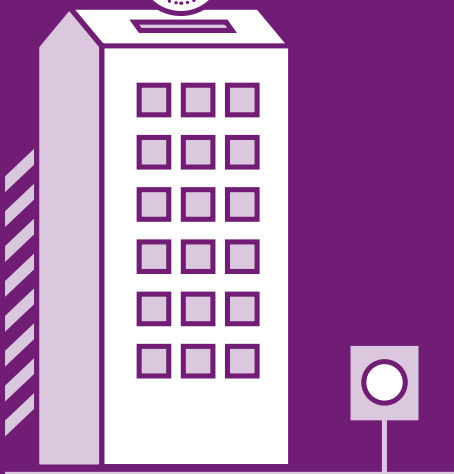
**2.** The pub, The Sweffling White Horse, has seen a 40% increase in trade since pre-covid, with huge opportunities to increase this even further.

**3.** The residential flats are currently vacant, so this could be additional accommodation for the new owners, or could be rented out to provide further income. Each flat could generate £6,000 - £7,000 rental income per year as residential lets, or in excess of £34,000pa as holiday lets.

**4.** The holiday cottage could generate in excess of £22,000pa as a holiday let, or could also be adapted to provide additional living space for the new owners.

**5.** The site includes a small courtyard and owner's garden to the rear of the property. This could be used to accommodate an extension to the pub kitchen and owner's private accommodation, or utilised to expand the existing beer garden.

**6.** Asking price £695,000, however the whole site including the adjoining camp site can be purchased for £895,000.



# DESCRIPTION

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Paul Hubbard Commercial is delighted to present this exciting business opportunity, nestled in the heart of the Suffolk countryside.

The Sweffling White Horse is a CAMRA award winning pub with a strong local following, situated in a picturesque village in between Framlingham and Saxmundham.

Due to retirement, the business and freehold is now available to purchase.

Included in the asking price is the pub itself, as well as the private owner's accommodation, a beautifully decorated and highly popular holiday cottage, and 2x separate residential flats.

Due to the layout of the property, the owner's accommodation can be adapted to suit a range of different needs, whether the new owners are a couple or a large family.

The pub is extremely popular amongst locals but has also become a destination for the influx of tourists who visit the area each year. Traditionally it has been a wet-led pub but more food options could be introduced to help expand the business and attract new customers.

Pub trade has been increasing year on year, and is currently 40% up compared to pre-COVID trading levels, so it's a business which is going from strength to strength.

The residential flats and holiday cottage also offer additional income streams which could add in excess of £56,000pa if used as holiday lets.



# THE SWEFFLING WHITE HORSE

## Property Description:

**PUB:** The Sweffling White Horse, a stunning, cosy and traditional pub offering a large range of local beers, ales and home cooked food, all at very affordable prices. They have won multiple awards over the years under the current ownership, including CAMRA pub of the year on many occasions, and is a real favourite for locals as well as people travelling to the area. The pub has been known to host incredibly popular music nights, and has potential to open for longer hours, offer a larger food menu or simply continue as it's being run currently, which is to suit the owners lifestyle, serve the local community and compliment the holiday site business. There is potential to extend the building at the rear on both the ground and first floor, allowing space for a larger kitchen in the pub and more space in the private accommodation upstairs. This would be subject to planning permission.

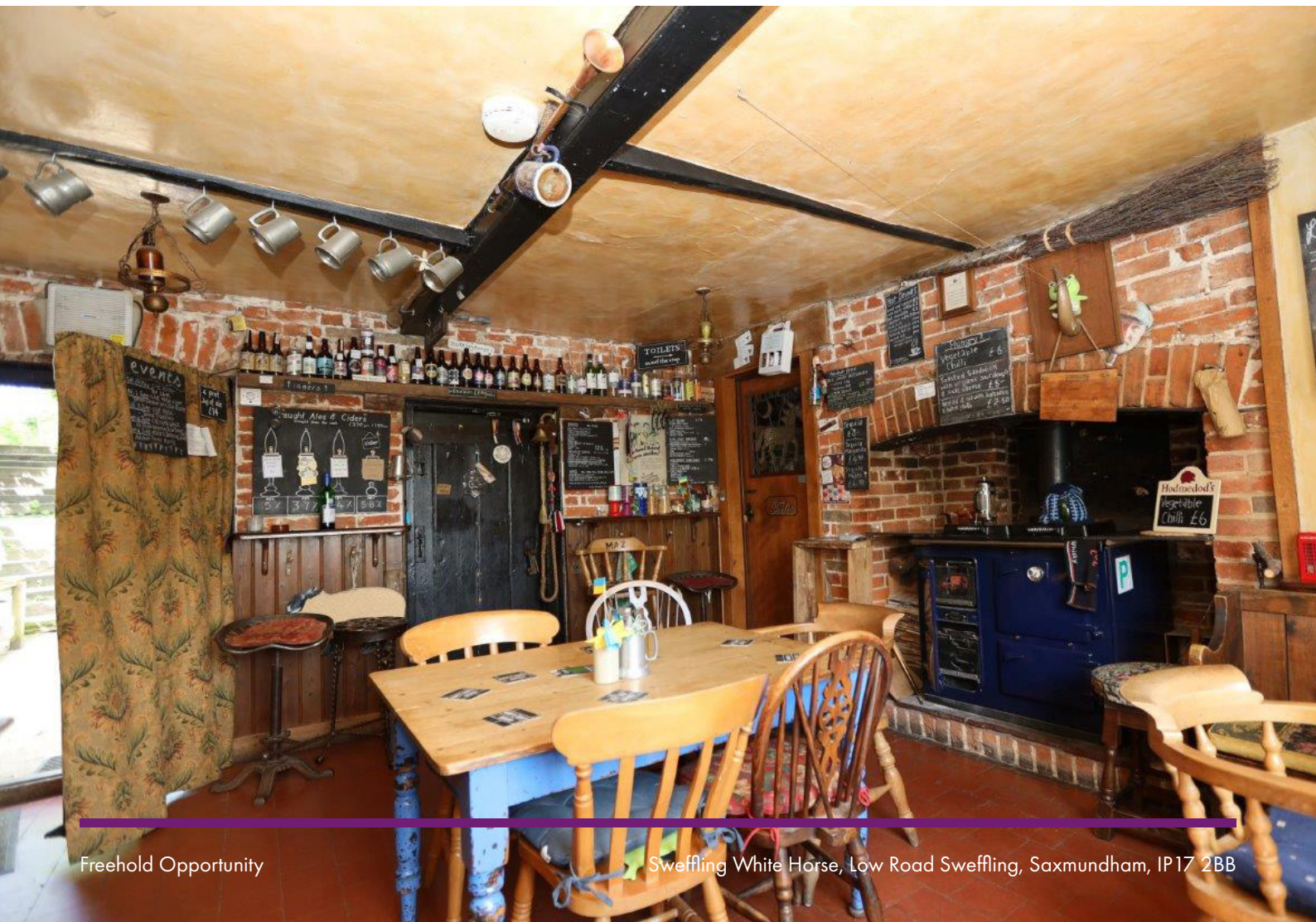
**HOLIDAY COTTAGE:** "Badger Cottage" is a stunning converted stable which is over 200 years old. It sleeps 4 people, is fully self-contained and is impeccably decorated to encompass its beautiful original features with a more modern twist on the fixtures, fittings and furnishings. The cottage has previously been let out for

£600 per week during high season, £400 during low season, however there is scope for increases based on market rates of similar properties in the area.

**PRIVATE ACCOMMODATION:** The owners accommodation is a one bedroom flat measuring just under 600sq ft set directly above the pub, allowing quick and easy access for the owners/managers to move between the two as and when required. It has a spacious lounge, large double bedroom, kitchen and bathroom and has fantastic views out into the Suffolk countryside.

**RESIDENTIAL FLAT x 2:** Adjacent to the pub are two separate one bedroom flats which have previously been rented out as residential properties, and could each generate £550 - £600pcm in rent. These are both bright and spacious properties which would also have the potential to be used as holiday lets (subject to planning permission), or could be utilised as an extension to the owners accommodation if a larger family were looking to move into the property.





# INVESTMENT SUMMARY

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- Thriving business situated in a beautiful part of the Suffolk countryside.
  - Highly popular and traditional pub and private owner's accommodation with potential for extension.
  - One of a kind, hand crafted and responsibly sourced fixtures and fittings across the pub, flats, owner's accommodation and guest cottage.
  - Fantastic potential to increase revenue, run a truly unique business and have a positive impact on the local community and the planet.
  - 20 car parking spaces for guests of the pub, with an overflow car park available at no extra cost.
  - Opportunities to host events such as weddings, birthdays, social gatherings, music nights, themed parties, and many more.
  - Potential to increase size of the private living accommodation to suit the new owner's needs.
  - Pub trade is up 50% since 2022 and shows continued signs of growth which the new owners can benefit from and build on.
  - Situated in a quiet, picturesque and idyllic location in Sweffling, Suffolk.
- To arrange a viewing or for more information on the site, please contact Jack Taylor at Paul Hubbard Commercial.







# RATES

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Current rateable value

**TBC**

**For information on potential business rates relief or reductions, please contact East Suffolk Council.**



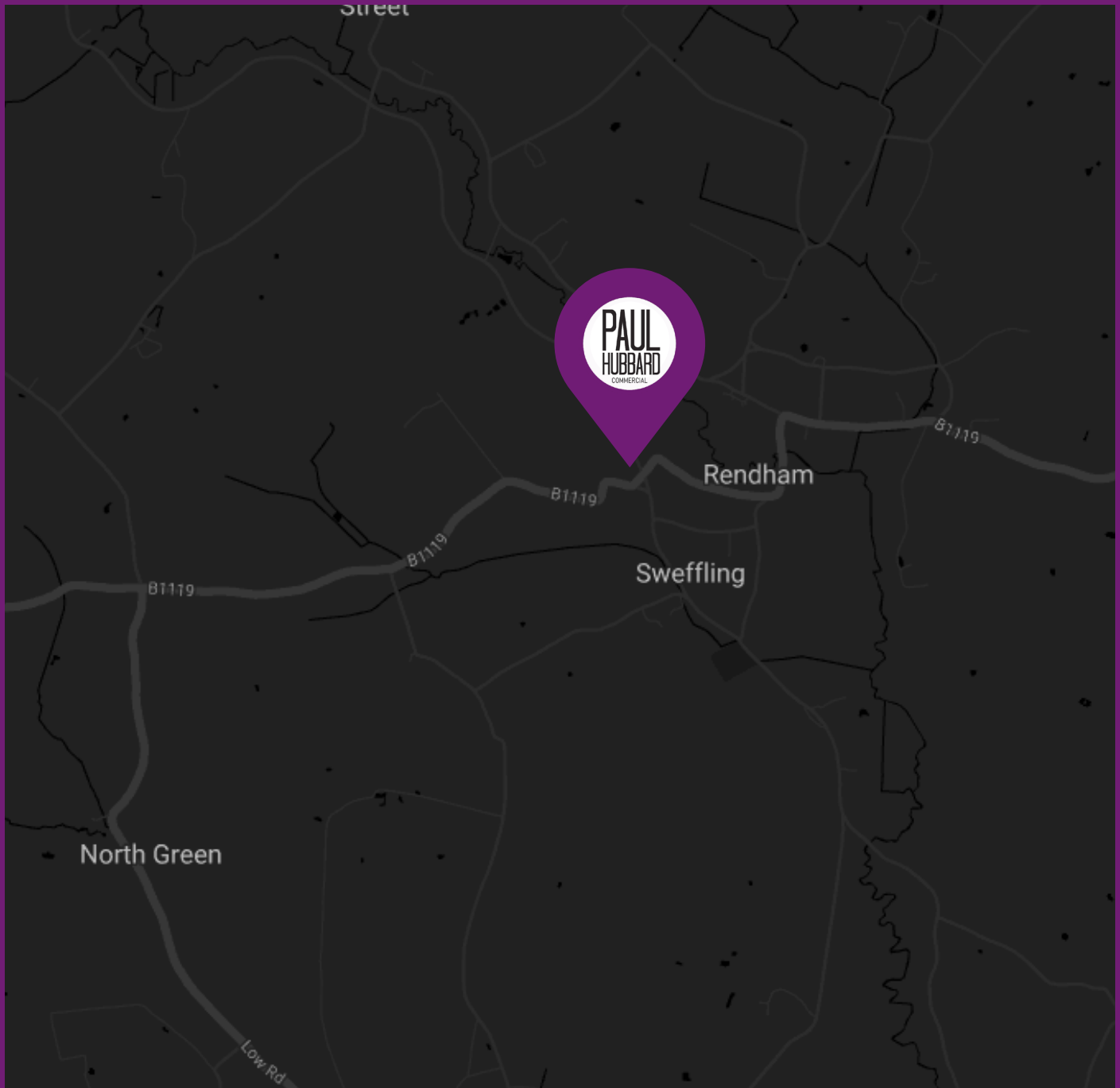


# LOCATION



## **The Sweffling White Horse, Low Road Sweffling, Saxmundham, IP17 2BB**

Discover the charming village of Sweffling, nestled in the heart of East Suffolk. This idyllic location is just a stone's throw away from the picturesque villages of Saxmundham and Rendham, offering a plethora of local shops, excellent schools and convenient transport links. With a branch line railway station providing access to London Liverpool St. Station via Ipswich, you can easily explore the capital city at your leisure. Access to the A12 makes travelling a breeze, while the stunning coastal town of Aldeburgh is just a short 7-mile drive away. Don't miss the chance to visit the nearby village of Snape, home to the world-renowned Snape Maltings concert hall, just 4 miles away.



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.

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## CONTACT

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

01502 532 028

[jack@paulhubbardonline.com](mailto:jack@paulhubbardonline.com)

