



The Kings Head

Ref: 1456907

Brook Street, Yoxford, Saxmundham, Suffolk, IP17 3EX

Freehold: OIEO £495,000

Freehold Pub, prominent location on A12

Close to Southwold & Aldeburgh

Split level lounge bar (34)

Public bar (28), car park & garden

Leasehold available with option to purchase

Two bedroom owners accommodation. Energy Rating C



A detached, two storey brick built building, which has been rendered and painted under a pitched tiled roof with single storey additions to the rear. Tarmac car park and garden area located to the side and rear of the property.

Within easy reach of the village is the picture-postcard Suffolk Heritage Coastal Region, including the seaside towns of Aldeburgh, Southwold and Walberswick, with Framlingham and Orford Castle both popular with locals and visitors to the area throughout the year.

The village of Yoxford is surrounded by the parkland of three country houses in an area known as the “Garden of Suffolk”. The village name derives from a ford of the River Yox, where oxen could once pass.

The warm atmosphere of the pub lends itself to its newly decorated restaurant area, with a cosy fireplace. There are two bars; a large bar just off the restaurant seating area and a village bar on the other side of the pub.

The pub takes pride in ensuring that the menu is varied and regularly updated, with high end delectable dishes, old English classics and seasonal favourites. During the shooting season, pheasant, partridge and game dishes are offered, which are provided by the local Kelsale shoot.

Location

The property occupies a prominent location on the A12, adjacent to the junction for the village of Yoxford. There are a number of popular east coast tourist towns within close proximity including Southwold (10 miles), Aldeburgh (10 miles) Thorpeness (8.5 miles) and Walberswick (8 miles).

The historic town of Saxmundham is approximately four miles to the south and is a charming market town, with a busy high street offering great access by rail and road to many of the nearby 'must see' places to visit along the coast. The town boasts a number of cafés, pubs and restaurants, along with a diverse selection of independent shops and a small traditional market, which is held on a Wednesday.

External Details

Car park to the rear for approximately 25 vehicles.

Beer garden to the side of the property with a number of wooden picnic tables.





Owner's Accommodation

Situated on the first floor, with its own separate external access comprising two bedrooms, kitchen, bathroom and lounge.

The Opportunity

Further scope to increase the food and bar sale element of the business, with additional potential to develop letting rooms off the car park.



Internal Details

Rear entrance lobby leading to the split level lounge bar with wood surround fireplace, wood boarded exposed floor and seating on farmhouse style chairs and tables for up to 34 covers. Central bar servery.

Public bar with separate access to the front and side, which has exposed flooring and solid wood central bar servery and can accommodate up to 28 covers.

Ladies, gents and disabled WCs off the rear lobby.

Rear fully fitted trade kitchen with stainless steel equipment and fridge freezers.

Chilled basement beer cellar.

Trading Information

Net sales for the year ended 31st January 2019 were £443,389, with good gross and net profits, with food sales accounting for circa 60% of overall sales.

Trading information will be made available to seriously interested parties who have viewed the business.

Trading Hours

Now ceased trading.

Business Rates

Rateable value of £23,000 as of April 2023.

Regulatory

Premises Licence.





Customer Due Diligence Checks

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Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Winchester



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