

The Sibton White Horse Inn

- Freehold Pub Investment
- Passing rent of £58,000 pa
- 19 years unexpired term
- Long-standing tenant for last 21 years
- 5-yearly open market rent reviews (12/08/30)
- NIY 9.36%. Energy Rating D

Halesworth Road, Sibton, Saxmundham, IP17 2JJ

Freehold: £595,000

Ref: 1456996

THE OPPORTUNITY

An exceptional opportunity to acquire the freehold interest in a highly regarded destination food-led public house and hospitality business, let to an established occupational tenant and producing an attractive Net Initial Yield of 9.36%. The property is presented in outstanding condition throughout, having been carefully maintained and enhanced to a high standard, whilst retaining its considerable period charm and character.

The tenant has established an excellent reputation within the regional hospitality market, with the business being recognised through the award of 2 AA Rosettes for Culinary Excellence and benefiting from five 4-Star Gold rated en-suite letting bedrooms.



DESCRIPTION

A highly attractive and characterful freehold public house, retaining a wealth of original features including low timber beams, exposed brickwork and period detailing, which create a warm and authentic country inn atmosphere throughout. Believed to date from the 16th century, the property has been sympathetically maintained and enhanced, successfully combining its historic charm with high-quality modern trading facilities.

LOCATION

The Sibton White Horse Inn occupies a prominent position within the attractive village of Sibton in rural Suffolk, overlooking the village green and surrounded by picturesque countryside. Located on the Halesworth Road, the property is conveniently situated approximately five miles north-west of Saxmundham and within easy reach of the renowned Suffolk Heritage Coast, including the popular destinations of Aldeburgh, Southwold and Dunwich.

COVENANT INFORMATION

The property is let to owner operators who have been in situ for over 20 years and have never defaulted on any rent payments. They have received 2 AA rosettes for culinary excellence and offer 4-Start Gold rated letting accommodation.

REGULATORY

Mains electricity, water and drainage. An underground gas tank is used for the cooking whilst an oil tank provides the heating and hot water for the pub. The letting accommodation uses electric heating.





INVESTMENT SUMMARY

Term	20 years from 12th August 2025
Tenant	NGL Leisure Ltd operates the business
Repairs	Fully repairing and insuring
Rent	£58,000pa
Rent payable	Quarterly in advance
Deposit	£17,400
1954 Landlord & Tenant Act	Outside the act
Rent reviews	5-yearly on an open market basis. The next review is on 12th August 2030
Current yield (Based off the asking price)	Net initial yield of 9.28% having adopted purchasers costs of 5.04%

TENURE

The freehold interest is being sold subject to the lease, expiring in August 2045, to an experienced tenant. The business is unaffected.

FIXTURES & FITTINGS

All fixtures and fittings are owned by the occupational tenant.





INTERNAL DETAILS

- Bar & Restaurant dining areas for 40 covers
- Fully equipped commercial kitchen
- Three bedroom accommodation including living room, kitchenette and bathroom
- Ladies & Gents W/Cs
- Office
- Multiple storage facilites

LETTING ACCOMMODATION

The property benefits from five high-quality en-suite letting bedrooms, all furnished with double beds and presented to an exceptional standard. The accommodation has achieved a prestigious 4-Star Gold grading, reflecting the quality of the fixtures, fittings and guest experience on offer. The rooms are individually appointed, providing comfortable and stylish accommodation that complements the character of the inn, and generates a valuable ancillary income stream with room rates typically ranging between £165 and £175 per night.

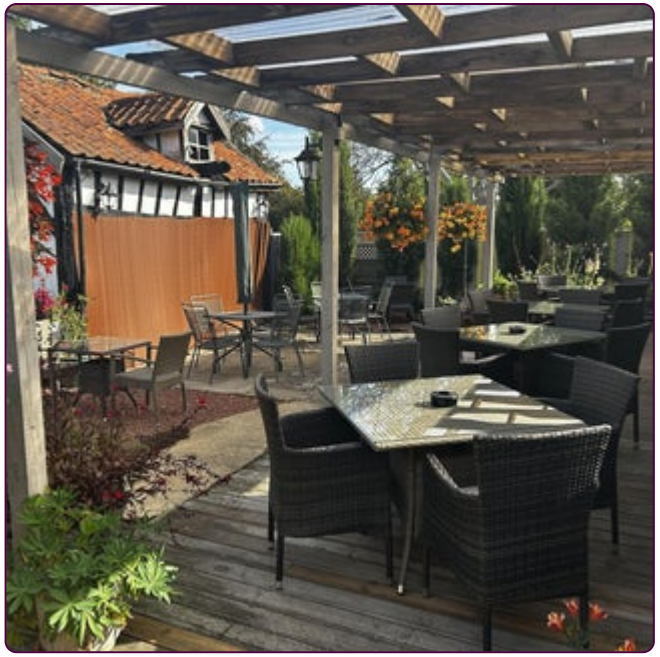
EXTERNAL DETAILS

- Beer garden & raised decked terrace for 50 guests
- Seating to the front of the pub looking across the village green
- Substantial vegetable garden
- Caravan site with five touring pitches
- Car park for 30 vehicles

BUSINESS RATES

The rateable value as of 1st April 2026 is £25,500









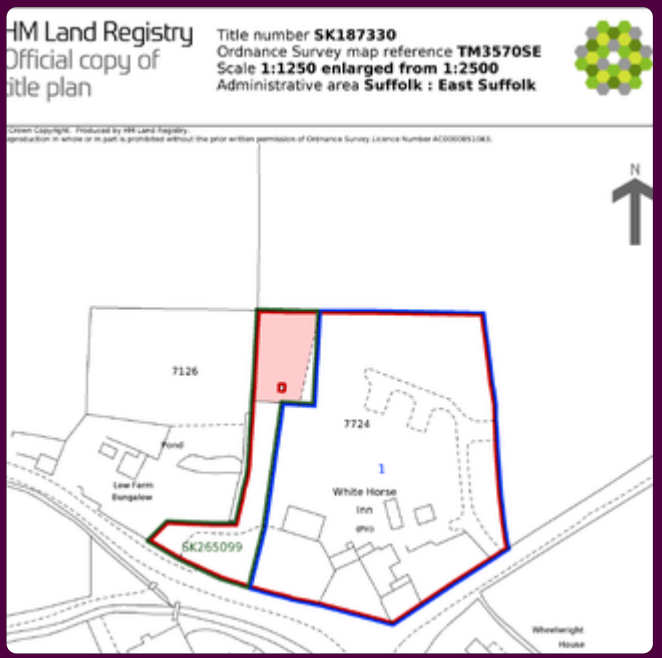






ADJOINING SITE

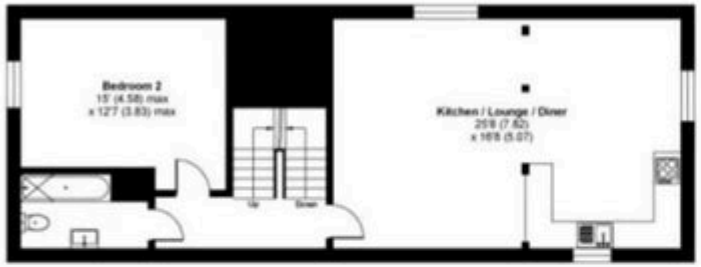
The site which adjoins the Sibton White Horse as shown outlined in green on the plan could also be made available as part of the sale by separate negotiation.



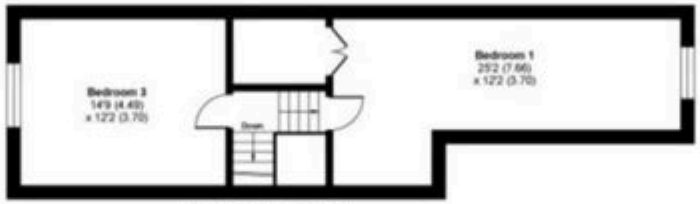
Approximate Area = 3379 sq ft / 313.9 sq m
Outbuildings = 2339 sq ft / 217.3 sq m
Total = 5718 sq ft / 531.2 sq m
For identification only - Not to scale



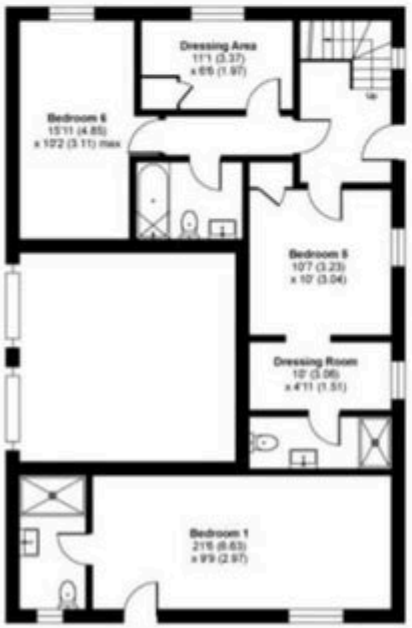
OUTBUILDING 307 SQFT



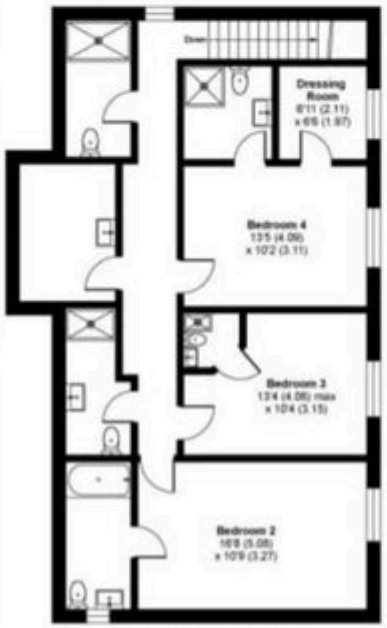
FIRST FLOOR 804 SQFT



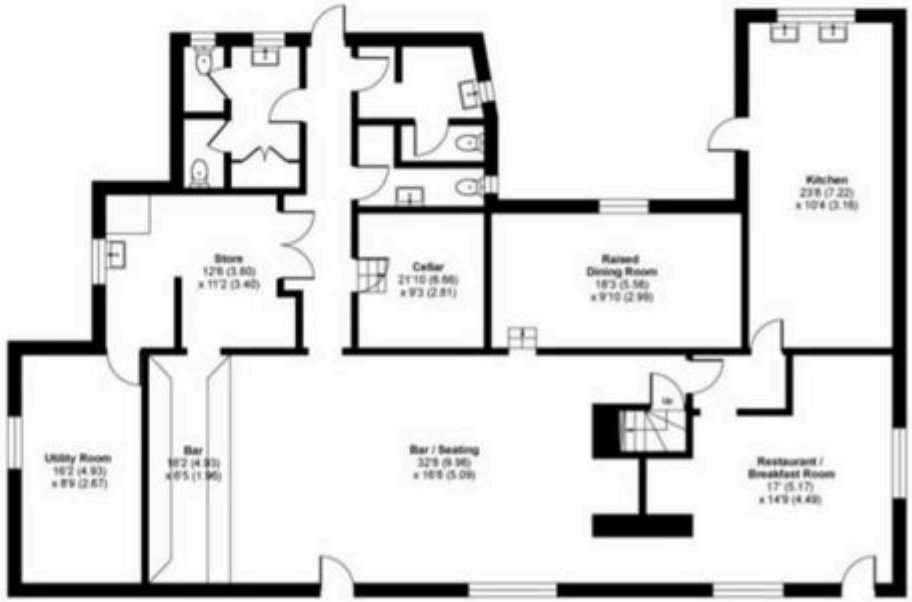
SECOND FLOOR 510 SQFT



OUTBUILDING GROUND FLOOR 872 SQFT



OUTBUILDING FIRST FLOOR 1160 SQFT



GROUND FLOOR 2065 SQFT

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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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