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

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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

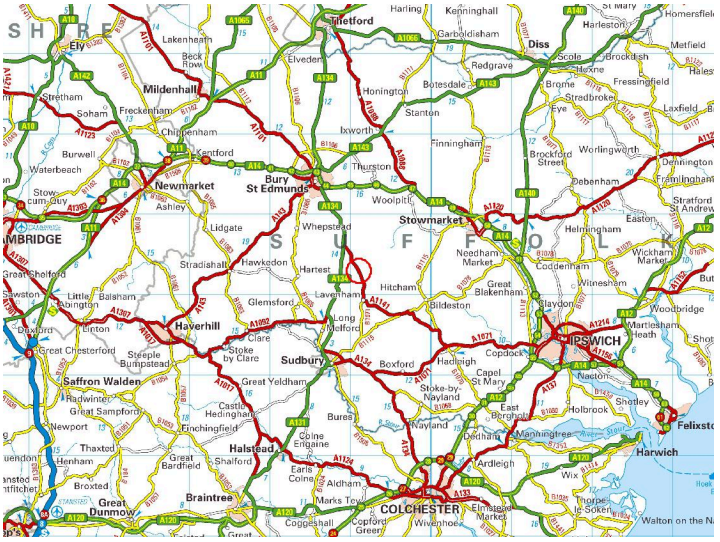
Available on request.

Trading Hours

The Horseshoes Inn currently trades Tuesday evening - Sunday lunch.

Regulatory

Premises licence.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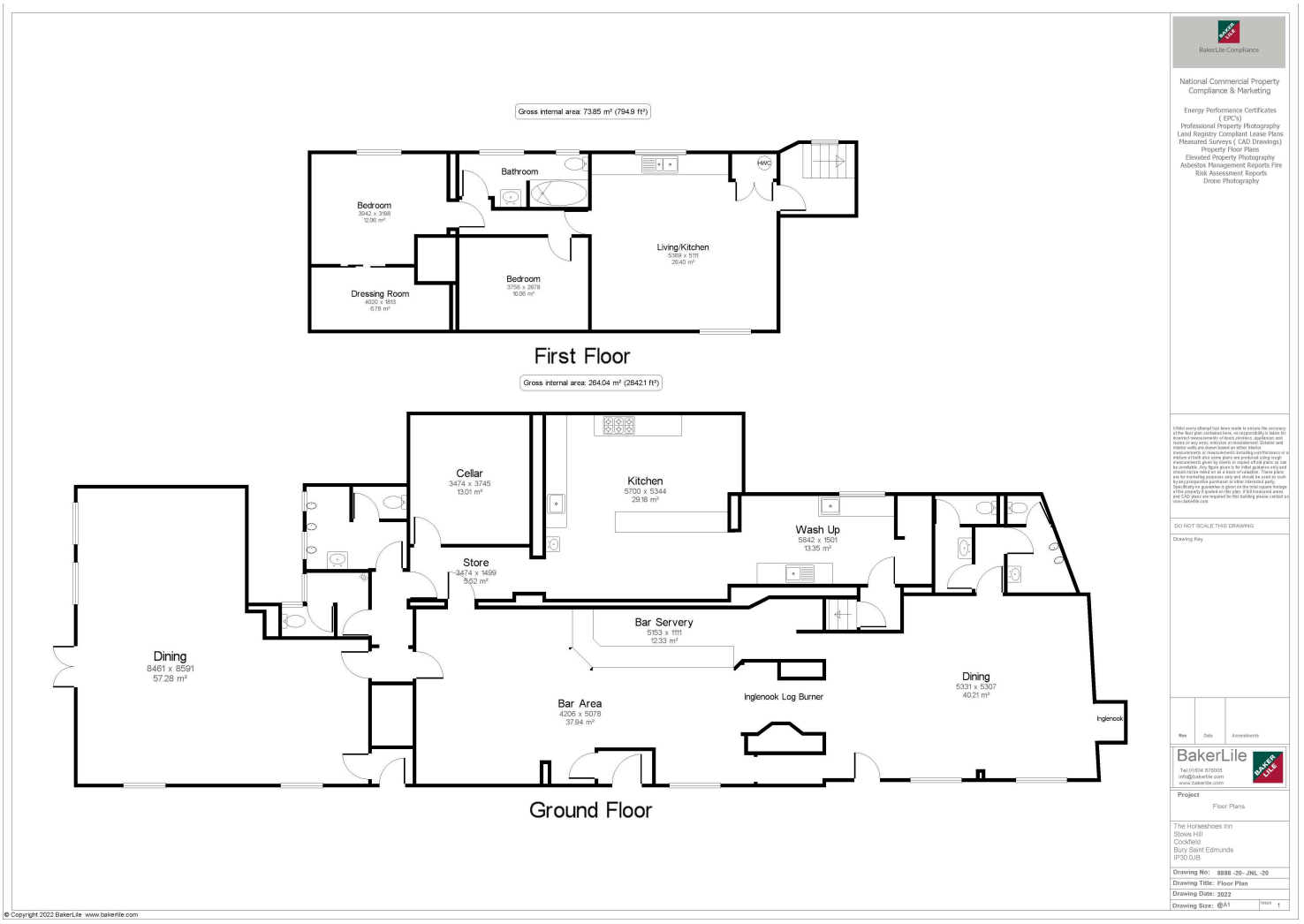
Gross internal area: 73.85 m² (794.9 ft²)
Bedroom
3942 x 3198
12.06 m²
Bathroom
HWC
Living/Kitchen
5389 x 5111
26.40 m²
Bedroom
3756 x 2678
10.06 m²
Dressing Room
4020 x 1813
6.78 m²
First Floor
Gross internal area: 264.04 m² (28421 ft²)
Cellar
3474 x 3745
13.01 m²
Kitchen
5700 x 5344
29.18 m²
Wash Up
5842 x 1501
13.35 m²
Store
3474 x 1499
5.52 m²
Bar Servery
5153 x 1111
12.33 m²
Dining
8461 x 8591
57.28 m²
Bar Area
4206 x 5078
37.94 m²
Inglenook Log Burner
Dining
5331 x 5307
40.21 m²
Inglenook
Ground Floor
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Drawing Title: Floor Plan
Drawing Date: 2022
Drawing Size: @A1
Issue 1
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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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