

Woodbridge Road, Tunstall, Woodbridge, Suffolk, IP12 2JE

Freehold: £350,000

VIEWING SESSION 19.09.23 - Contact to book

Circa 60 covers with separate restaurant

Large trade garden overlooking duck pond

Customer car park for c.20 cars

Spacious owner's accommodation with garden

Turnkey opportunity



A thriving community pub, offering a range of real ales, along with home-cooked pub food that attracts both local and destination trade. Being on the east Suffolk coast, the business benefits from all year-round tourist trade, as it is located close to major attractions such as Snape Maltings, Sutton Hoo and Rendlesham Forest. The location attracts many tourists during the summer months with the property sitting on a major cycle route.

The business presently operates under limited opening hours to suit the owner's personal choice. The trade figures provided reflect the current operating days, which are Thursday to Sunday and there is, therefore, scope for any new operator to increase upon these and reap the benefits.

We would recommend an early viewing of this business, which is gaining an excellent reputation, with genuine potential to be enhanced.



Description

A substantial 20th century, detached, two-storey property of brick construction with rendered elevations under a pitched tiled roof. Later additions have been added over recent years extending both the public and ancillary areas.

The property occupies a plot measuring approximately 1,839.7 sq m (19,602.4 sq ft) providing the opportunity to further enhance the accommodation (STPP).

The public and ancillary trade areas are located over the ground floor, with private and substantial owners living accommodation provided over the first floor.

Fixtures & Fittings

Fixtures and fittings are included within the sale, with the exception of some personal effects. An inventory will be provided to prospective purchasers once an offer has been accepted.



Location

The Green Man Inn is situated within the centre of the east Suffolk village of Tunstall. The area is immediately surrounded by many affluent villages and hamlets, along with several caravan parks and campsites within the local area serving the nearby Rendlesham Forest

Approximate distances are Woodbridge, eight miles south via the B1152 and Aldeburgh, nine miles north on a busy tourist route that accesses popular tourist destinations such as Orford Castle (five miles) and the world-renowned Snape Maltings Concert venue (three miles).

Owner's Accommodation

Internal stair access to landing, with airing cupboard and hatch to large loft area, lounge, three double bedrooms and one large single bedroom, family bathroom with shower and bath and a utility cupboard.



Internal Details

* Entrance - with access to bar and restaurant * Public bar - seating for around 30 customers; wood bar servery with canopy and back bottle fridges and shelving for spirits; brick fireplace with inset log burner; traditional wood flooring; dual aspect windows provide a good source of natural light * Restaurant - seating to accommodate 26 customers with sufficient room to increase to 30+; loose tables and chairs; small corner bar servery/service point; wood flooring; access to garden and patio; dual aspect windows providing a good source of natural light * Internal hall - male and female WCs with door to rear garden * Private access to owner's accommodation * Ancillary areas * Trade kitchen - fully equipped commercial kitchen with ample stainless-steel equipment; canopy extraction hood; wash-up area * Lobby - doors to the front for delivery access; fitted with shelving and ample space for free-standing fridges and freezers * Dry goods store * Staff WC * Basement beer cellar.

Staff

The business is run by the owners with the assistance of a full time chef and one part time member of staff.



Trading Hours

Planning Permissions

We have made enquiries with East Suffolk District Council and can confirm that the property is not listed or in a conservation area. For further information please contact the local authority.

Business Rates

The property is in an area administered by East Suffolk District Council and the 2023 Rateable Value has been assessed at £8,200. 100% small business rates relief may apply to this property.

The domestic accommodation is within Band A for council tax purposes.

Regulatory

A Premises Licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:



External Details

The main building is recessed from the road by an enclosed customer car park and is accessible from the side for approximately 20 vehicles. The trade garden features a large, enclosed pond, leading onto an extensive trade garden area, which is mainly laid to grass, with a paved patio to the side.

To the rear of the property there is an enclosed garden currently used by the owners. The former gentlemen's external WC block is now currently used for storage.

Trading Information

Trading information available on request.

Tenure

Freehold with vacant possession on completion.





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

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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