



Cock Inn

89 George Street, Hadleigh, Ipswich, Suffolk, IP7 5BP

Freehold £750,000

- Located in market town of Hadleigh
- Well-presented Grade II listed pub
- Public bar & lounge bar (67+)
- Large 5 bedroom owners accommodation
- Trade patio (95-114) & car park (4)
- Highly profitable business with potential for letting bedrooms

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LOCATION

The Cock Inn is situated in the ancient market town of Hadleigh, Suffolk. The town is positioned approximately 8 miles west of Ipswich, 10 miles north of Colchester and 9 miles east of Sudbury. Hadleigh is a civil parish with a population in the region of 8,253 residents. Situated on the River Brett, the town lies close to Dedham Vale Area of Outstanding Natural Beauty, and it boasts 246 listed buildings. The annual Hadleigh Show, first held in 1840 and also known as 'The May Show' is one of the oldest one day agricultural shows in East Anglia. Organised by Hadleigh Farmers Agricultural Association, the show enjoys approximately 12,500 visitors per year. Hadleigh is expanding with a new housing development at Weavers Meadow, adding in excess of 300 homes.

The town lies a short drive from the A12 trunk road connecting Ipswich to London via the M25. The nearby A14 also provides access to Bury St Edmunds via Stowmarket. All services run from Ipswich on the Great Eastern Mainline with regular trains to London Liverpool Street, Colchester and Cambridge.

The Cock Inn occupies a two-storey Grade II listed public house understood to date to the eighteenth century. The property is of timber frame construction with plastered elevations, under a pitched tiled roof. The property is located on George Street, a prominently residential road jutting from the arterial High Street which houses the Hadleigh Pool and Leisure Centre. The property has been recently refurbished. The property benefits from a large free Local Authority car park directly opposite.

TRADE AREAS

Entrance from George Street into LOUNGE BAR. The lounge bar is presented with Mid Oak laminate flooring, exposed timbers and exposed brickwork. The bar also houses a brick fireplace with log burner, bar billiards table, projection screen, darts board and electronic score board. Serviced by a long wood bar serving housing a drinks fridge, double drinks fridge and glass washer. This area provides seating for 30 with a further 7 sat at the bar.

Offset from the lounge bar are fully refurbished MALE & FEMALE WCs.

The property also benefits from a PUBLIC BAR, a two-tiered trade area with access from Threadneedle Street and George Street. The public bar is also presented with laminate flooring, and benefits from its own bar serving with single drinks fridge, darts board, pool table, SWP and 2 TVs. The public bar provides seating for 18 with a further 12 sat at the bar.

The property houses a former COMMERCIAL TRADE KITCHEN equipped with non-slip flooring, extractor, double deep fat fryer, stainless steel sinks, 2 fridges, electric cooker with hob, commercial microwave and upright freezer. Furthermore there is a DRY STORE offset.

To the rear of the property there is an OUTBUILDING/UTILITY ROOM which houses the ice-machine, washing machine, tumble dryer, upright fridge and upright freezer. The property is serviced by a chilled BEER CELLAR at ground floor level, with planning permission to be extended and doubled in size.

OWNERS ACCOMMODATION

Located at first floor level there is sizeable accommodation with separate rear access comprising of:

- LANDING/OFFICE
- 4 x DOUBLE BEDROOM
- 1 x DOUBLE BEDROOM WITH LOUNGE
- SHOWER & WC ROOM
- FAMILY BATHROOM

EXTERNAL

To the rear of the property there is a tarmacked CAR PARK with space for 4 vehicles which also houses a brick built GARAGE and LOG STORE. This area also doubles up as further external seating for 20-40. The property houses a rear TRADE PATIO with permanent marquee which provides seating for 74.

THE BUSINESS

Our clients have owned The Cock Inn since February 2019 and have developed on the lengthy and successful operation of the previous owners, and maintained a popular watering hole and venue which services the needs of the local community. Events include bi-weekly music afternoons and a monthly quiz and busker nights.

This traditional wet led public house benefits from 4 darts teams and a bar billiards team. The business is currently run under management with the support of 3 part-time members of staff.

Trade profit & loss accounts for the year ending 31st March 2018 show a net turnover of £311,302 which in turn generates an adjusted net profit of £143,446. It is our understanding that trade is now in excess of this level, with gross sales for the 8 week period to May 2021 alone standing at £43,611 with a very healthy gross profit of circa 76%. Further accounting detail will be made available to serious parties following a formal viewing.

We are of the opinion that The Cock Inn would suit a 'hands on' owner/operator who could further increase this highly profitable business by actively reducing wage costs, introducing a food offering and by incorporating letting bedrooms into the business.



TENURE & PRICE

FREEHOLD £750,000 to include fixtures & fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held permitting the sale of alcohol by retail:

Sunday to Thursday 10:00-00:00

Friday to Saturday 10:00-01:00

SERVICES

All mains services are connected.



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