



Swan Inn

The Street, Monks Eleigh, Suffolk, IP7 7AU

Freehold £495,000 | Leasehold £60,000

- Central position in picturesque Suffolk village
- Prominent Grade II listed pub and inn
- Two trade areas (66)
- Well-appointed owners accommodation
- Two en suite letting bedrooms
- Ideal for a hands-on owner/operator couple

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LOCATION

The Swan is situated in the quintessential and picturesque Suffolk village of Monks Eleigh, in the Babergh District. The village lies approximately 3.5 miles east of Lavenham, 7 miles north east of Sudbury and 4.5 miles north east of Hadleigh. This chocolate box village is centred around a village green on which the Swan sits and local amenities include a church, village hall and shop with Post Office.

Lavenham lies a short drive from the A135 trunk road which connects Braintree to Bury St Edmunds. Furthermore the A14 provides fast road access between Bury St Edmunds, Ipswich and Colchester.

The Swan Inn occupies a notable corner plot public house understood to date from the 16th Century. This Grade II listed property is of timber framed construction with plastered elevations under a thatched roof. The property has been well invested in in recent years and is presented to a high standard throughout.

TRADE AREAS

Entrance from front of property directly into glass lobby and BAR AREA. The bar is presented in a warm and welcoming manner with a combination of stone and strip wood flooring, notable log burner and wood built bar servery housing a triple drinks fridge, double drinks fridge and coffee machine. The bar provides seating for 26.

Offset are LADIES AND GENTLEMAN'S TOILETS.

RESTAURANT / DINING AREA. Characterful trade space incorporating stone flooring, exposed timbers and inglenook fireplace. The restaurant provides seating for 30 to 40 with stylish loose furniture and wine chiller in addition.

Located centrally within the property is a ground floor CELLAR with access to the rear of the property.

Swan Inn is serviced by a TRADE KITCHEN which provides a wide range of commercial stainless steel catering facilities including extractor, griddle, solid top range cooker and Convotherm oven. WALK IN FRIDGE.

POT WASH offset.

OWNERS ACCOMMODATION

FIRST FLOOR

Comprising LIVING ROOM with concealed office space, airing cupboard, BATHROOM with additional shower, DOUBLE BEDROOM with walk in wardrobe. The accommodation is superbly appointed and could well be utilised as further letting accommodation if desired.

LETTING ACCOMMODATION

FIRST FLOOR

DOUBLE BEDROOM with EN SUITE SHOWER, FAMILY ROOM (double bed with two single beds) with EN SUITE SHOWER ROOM.

EXTERNAL

To the front of the property there is a TRADE PATIO which provides seating for 30 to 40 customers.

To the rear of the property there is TARMAC CAR PARK with space for 8 vehicles. TRADE YARD with freezer store offset.

Also located within the demographic of the property is a STONE BUILT OUTBUILDING which is currently occupied by the community shop and Post Office. The Post Office and shop is held on a 3 year rolling rental, full repairing and insuring agreement at a peppercorn rent of £1,200 per annum. (Excluded from the leasehold sale).

THE BUSINESS

Our clients have owned and operated the Swan Inn since September 2018 and during this time have taken a community public house and transformed it into a popular local and destination venue which is renowned for its home cooked food offering. The letting accommodation proves very popular and boast a high occupancy level and strong reviews on booking.com.

It is our understanding that net turnover stands in the region of £325,000 per annum, including a number of bookings to cater for functions and weddings at the nearby village hall. Further accounting detail can be made available to serious parties following a formal viewing.

We are of the opinion that The Swan Inn would well suit a hands on owner/operator couple who could continue to development the management front and back of house, reducing wages where necessary.



TENURE & PRICE

FREEHOLD £495,000 or LEASEHOLD £60,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

Our clients will consider the creation of a new part repairing and insuring lease agreement (the Landlord to be responsible for the roof and structure of the property), for a term of years to be agreed. An incoming party will be required to provide a rental deposit to the Landlord of equivalent to three months rent in advance plus personal guarantors if the lease is taken as a limited company. Rent currently stands at £35,000 per annum paid quarterly or monthly in advance, subject to rent reviews to be agreed.

The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable, subject to landlords consent. The lease is free of all trade ties

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

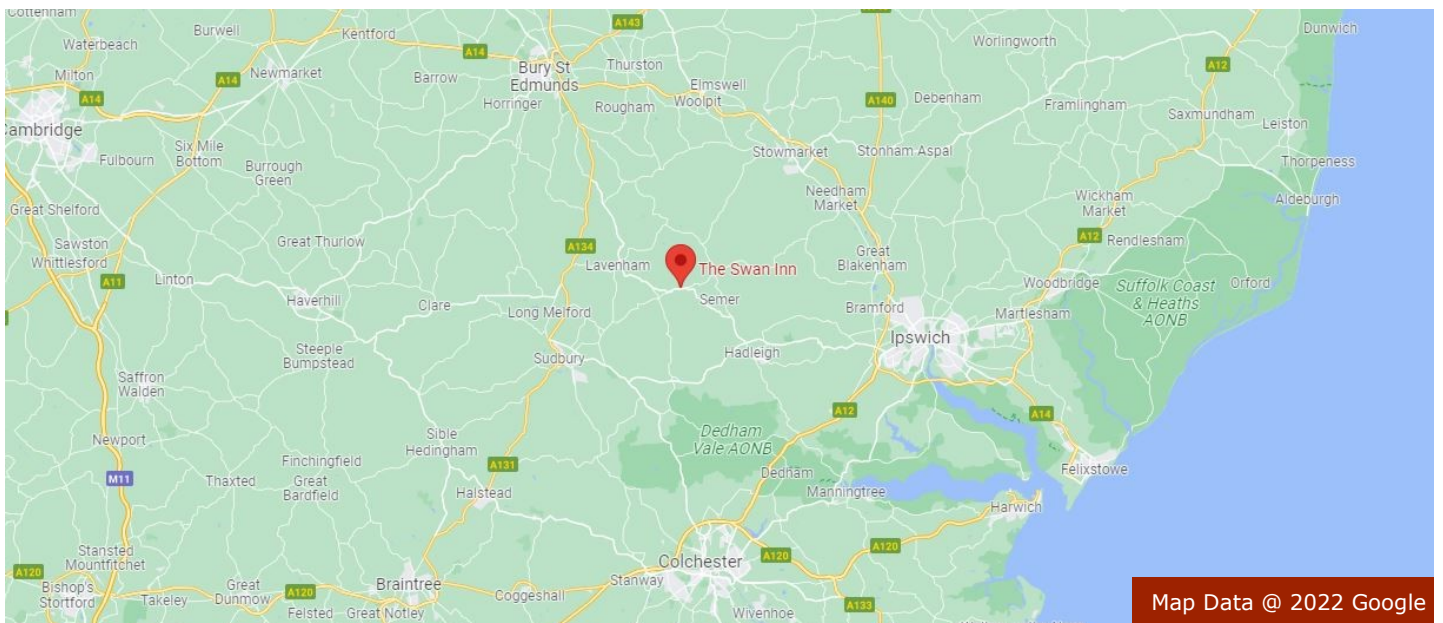
A full Premises Licence is held.

SERVICES

All mains services are connected.

Rateable Value: £16,500

Local Authority: Babergh District Council



BUSINESS MORTGAGES

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UTILITY HELPLINE

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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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