



The Three Ways Country Pub & Restaurant

Queen Street, Cowlinge, Newmarket, Suffolk, CB8 9QD

Tenure: Freehold

Price: £490,000

Ref: 96133

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

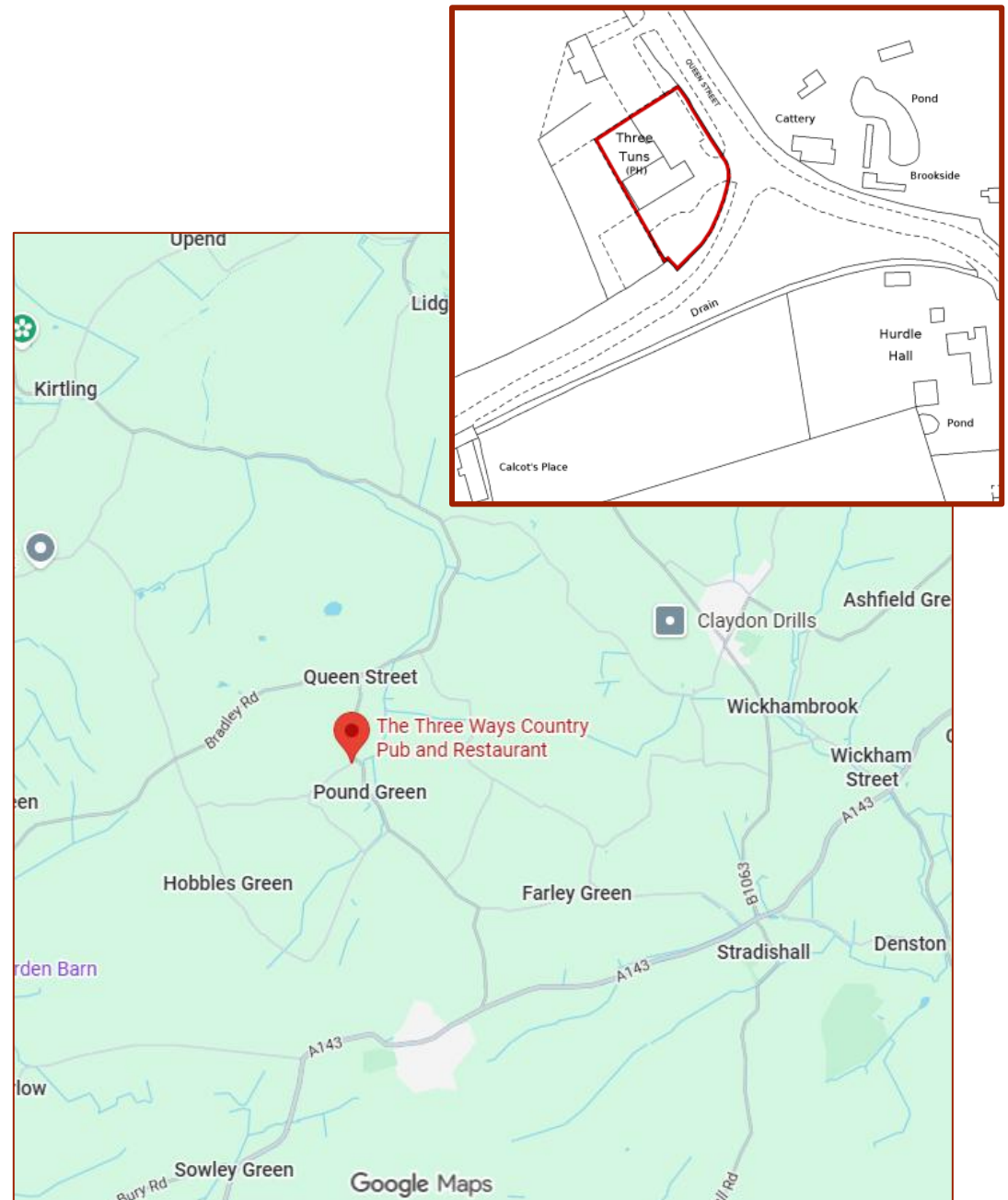
- Idyllic country location near Newmarket
- Detached red brick public house dating to 1600s
- Bar, restaurant & dining/function room (50-55)
- Two bedroom owners' accommodation
- Trade garden (50+) and car park (12)
- Scope to increase turnover by extended hours

Location

The Three Ways Country Pub & Restaurant is located in the centre of the picturesque village of Cowlinge in the southwest corner of Suffolk. Cowlinge is a quaint village with many 'chocolate box' style cottages and a medieval church, and is located approximately eight miles north east of the market town of Haverhill, 10 miles south east of Newmarket and 20 miles east of the city of Cambridge.

Local tourist attractions include Audley End House and Gardens, Anglesey Abbey, Oliver Cromwell's House as well as the many colleges and museums in Cambridge. The area is also well known for its horseracing as the famous Newmarket racecourses are located approximately 10 minutes from The Three Ways.

Cowlinge and the surrounding villages are accessed via the M11 motorway linking Cambridge to Stansted Airport and the M25 in the south as well as towards Central London. The area is also accessed via the A14 trunk road providing access to Bury St Edmunds in the east, as well as Huntingdon and the A1(M) in the west. The A11 also provides fast road access to Thetford and Norwich in the north. More locally the A143 links Cowlinge to the larger market towns of Haverhill and Bury St Edmunds. The nearest railway station provides trains to Ipswich and Cambridge. Mainline railway services are available from Cambridge into London Kings Cross in just under an hour. Furthermore Stansted Airport is located approximately 30 miles south west of Cowlinge.



The Property

The Three Ways Country Pub & Restaurant is a two-storey detached property of red brick construction under a part slate and tiled roof. The property has been well invested in in recent years, present to a high standard throughout. Whilst the property dates back to 1643, it is not listed a listed building. The property comprises:

Trade Areas

GROUND FLOOR

- BAR: With tiled flooring, half paneled walls, open brick inglenook fireplace with wood burner, exposed timbers and bar servery. Seating for 16 plus extra sat at the bar.
- RESTAURANT: Decorated in an in keeping manner with the rest of the property and features laminate flooring and exposed timbers. Seating for 20-25.
- DINING/FUNCTION ROOM: Additional seating for 12-15.
- GENTLEMENS TOILETS.
- LADIES' TOILETS.
- TRADE KITCHEN: With extractor, five burner range cooker, commercial microwaves, double deep fat fryer, and a range of under counter fridges.
- ON-LEVEL CELLAR.

Owners' Accommodation

Private owners' accommodation with separate access to rear of property, comprising:

- LIVING ROOM.
- DOUBLE BEDROOM: With built-in wardrobes.
- DOUBLE BEDROOM/OFFICE
- KITCHENETTE
- BATHROOM





External

- LAWNED TRADE GARDEN: Beautifully presented with potential to seat in excess of 50. Gazebo area with brick-built Braai barbeque/grill.
- CAR PARK: With car port and space for 12 vehicles.
- PRIVATE PATIO.
- PRIVATE GARDEN.
- WORKSHOP.

The Business

The Three Ways Country Pub & Restaurant is a manageable lifestyle business operated by a hands-on owner couple. Custom is predominantly drawn from the surrounding towns and villages, and is well-know for its summer barbeques, and weekly themed food nights.

Trading profit and loss accounts for the year ending April 2024 show a net turnover of £132,919. Further accounting information will be made available to seriously interested parties following a formal viewing.

The Three Ways would benefit from continuing to be operated as family-friendly public house serving home cooked food and real ales. Turnover could be increased by seasonally extending the opening hours to include lunchtimes as well as opening on Mondays and Tuesdays. Turnover could also be increased with further marketing to attract destination diners.





Tenure & Price

FREEHOLD £490,000 to include goodwill, fixtures and fittings. 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.

Licences

A Premises Licence is held permitting the retail of alcohol:

Sunday to Wednesday: 10:00 – 00:00

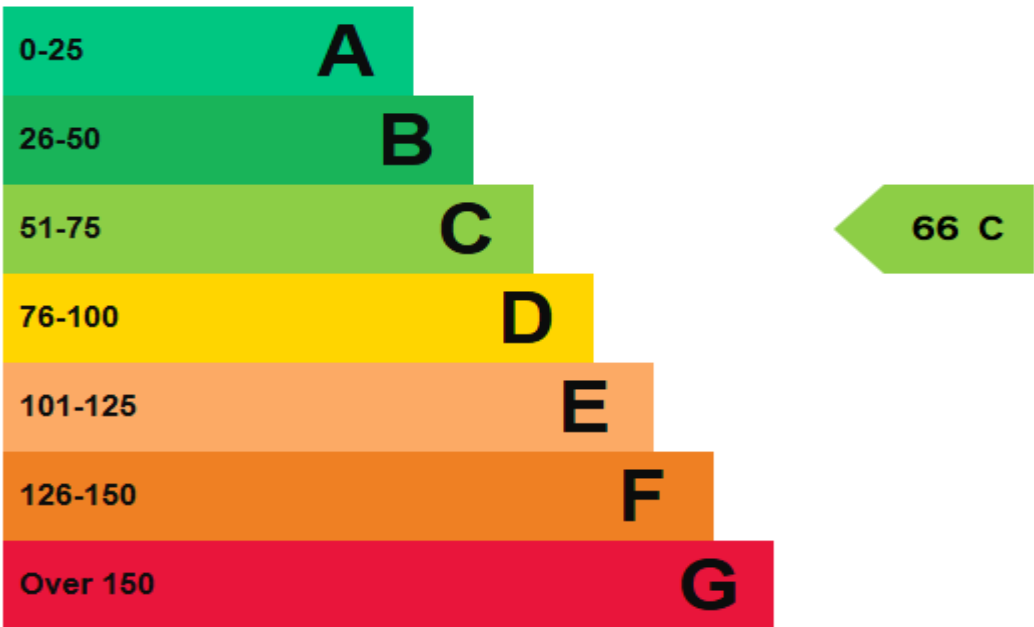
Thursday to Saturday: 10:00 – 01:00

Services

Mains electricity and drainage are connected. Fuel via LPG. Oil fired central heating.

Rateable Value: £3,000 (Business Rates Exempt)

Local Authority: West Suffolk District Council





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