



HISTORIC VILLAGE COMMUNITY PUB WITH FOOD, RUSTIC CHARACTER & CHARM, HEAVILY BEAMED CEILINGS, FEATURE FIREPLACES, PICTURESQUE LOCATION, EXCELLENT OUTSIDE TRADING FACILITIES, 4 ROOM OWNERS ACCOMMODATION.

The Beaconsfield Arms, Mill Road, Occold, Eye, Suffolk, IP23 7PN

Guide Price £450,000

Freehold



LOCATION

Centrally located in the picturesque village of Occold situated 2 miles south of Eye in Suffolk.

VIEWING ARRANGEMENTS

Strictly by appointment only via Davey Co, email sales@daveyco.com, call 0333 200 8788 or via the web at daveyco.com.

THE BUSINESS

Owned and operated by our client for the last 9 years this classic traditional village pub is believed to be around 400 years old and possesses a wealth of warm, rustic character and charm. Operating 5 days per week by choice "The Beaky", as it is known locally, offers genuine potential for substantial growth located in a beautiful Suffolk village location.

THE PREMISES & TRADING FACILITIES

With heavily beamed ceilings and feature log burning fireplaces the trading facilities comprise a welcoming lounge bar, a comfortable snug lounge and a dining room, in all seating over 70 throughout. Occupying a large level site there is a paved terrace and gazebo covered seating with an outside bar facility. To the rear, seating terrace and large car park to the front. Well equipped commercial kitchen and ancillary areas.

TRADING INFORMATION

Accounts will be made available to genuinely interested parties who have viewed the business.

OWNERS ACCOMMODATION

Occupying the first floor the private accommodation comprises 4 rooms and a shower room.

TRADE FIXTURES & FITTINGS

We are advised the fixtures and fittings are substantially free of loan, hire purchase and lease agreements.

TENURE

Freehold

VAT

All matters relating to VAT are reserved and VAT is payable if and where appropriate at the standard rate.

GUIDE PRICE

Offers are sought in the region of £450,000 for the freehold premises, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

EPC

The energy rating is E.

REFUNDABLE DEPOSITS

Our policy is for the Purchaser to lodge a preliminary, fully refundable deposit as an act of good faith and commitment to proceed. In the event the sale does not proceed to an exchange of contracts for any reason the deposit will be refunded to them in full upon request.

MONEY LAUNDERING

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchasers will be required to produce proof of identity and residence. For a Company anybody owning 25% or more must provide the same.



These particulars are drafted for guide purposes only and cannot be relied upon for their accuracy. Our clients have provided the trading information given.