



THE FLEECE INN

8-10 Saint Mary's Street, Bungay, NR35 1AX

FREEHOLD: £695,000 | REF: 1456973

KEY HIGHLIGHTS

- Attractive market town freehouse
- YE Jan 2025 sales of £859,319
- Bar & restaurant areas for 90 covers
- Function & private dining room
- Three-bedroom staff accommodation
- Grade II Listed, EPC rating C

DESCRIPTION

Rich in character, The Fleece Inn in Bungay is a beautifully preserved 15th Century building that exudes rustic charm. Inside, visitors are welcomed by exposed timber beams and striking feature fireplaces that tell tales of centuries past. The cosy bar area offers seating for around 20 guests. Beyond the bar, the restaurant unfolds into a series of partly enclosed snugs and seating areas, ideal for relaxed dining. The main restaurant space is open plan with room for 40 covers. Upstairs, a private function or dining room adds versatility to this enchanting venue.

LOCATION

Nestled in the picturesque market town of Bungay in Suffolk, The Fleece Inn enjoys a prime spot in the heart of the historic Waveney Valley. Steeped in history, Bungay attracts strong tourist trade to the Bigod family's (now ruined) castle dating from 1165, its varied independent shops, regular market days, and lovely local walks.

Bungay is bypassed to the north by the A143 providing ready access to Lowestoft (16 miles), Great Yarmouth (19 miles) to the east and Diss (17 miles) to the west. The B1322 provides a direct route to the City of Norwich (16 miles to the north west). It is only six miles from the Norfolk Broads at Beccles.



THE OPPORTUNITY

Offering a rare opportunity to buy a well-established, characterful public house in the heart of Bungay, the Fleece Inn presents a compelling proposition for prospective buyers. Having been fully refurbished in 2015, it has operated under consistent management for the owners since then. The business benefits from a loyal local customer base and a strong reputation for customer service and quality food. With consistent trade patterns and only modest seasonal fluctuations, the pub enjoys a gentle uplift in summer thanks to its attractive rear courtyard and increased footfall from tourists and nearby campsites. Its central location further enhances its appeal, making it an ideal acquisition for those seeking a turnkey hospitality business rooted in heritage and community.

TENURE

Freehold, to be sold as a trading going concern (TOGC)

REGULATORY

Premises licence. Mains electricity, water, drainage and gas. All cooking and heating is via the mains gas.



EXTERNAL DETAILS

There is a small courtyard with seating for 20 customers. The car park is located behind the pub and also has two garage units currently being used as storage.

TRADING HOURS

Monday to Thursday – 12pm to 9pm – Food served – 12pm to 3pm & 5pm to 8pm

Friday & Saturday – 12pm to 10pm – Food served – 12pm to 3pm & 5pm to 8pm

Sunday – 12pm to 8pm – Food served – 12pm to 7pm





INTERNAL DETAILS

- Bar with low level seating for 20
- Restaurant areas for 70 covers
- First floor private dining/function room
- Commercial kitchen
- Ladies and gents WCs
- Beer cellar

FIXTURES & FITTINGS

We are advised all fixtures and fittings are owned outright and are included in the sale price. An inventory will be provided following the acceptance of an offer.

TRADING INFORMATION

Trading information can be made available upon request.

STAFF

The pub has benefitted from a very strong and loyal staff, many of which have been with the business for many years. A staff schedule can be provided to seriously interested parties after a viewing.

RESIDENTIAL ACCOMMODATION

The accommodation includes two double bedrooms, one single bedroom, a sitting room, kitchen and bathroom split level across the first and second floors.

BUSINESS RATES

The rateable value as of 1st April 2023 is £49,000



St. Marys Street, Bungay, NR35

Approximate Area = 5501 sq ft / 511 sq m

Outbuilding = 703 sq ft / 65.3 sq m

Total = 6204 sq ft / 576.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Plc. REF: 1327215



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



HUGO FAIRBANKS WESTON

Business Agent

T: +44 7764 241 303

E: hugo.fairbanksweston@christie.com

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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.