



The Lion Inn

Freehold

Offers in the Region of **£549,000** (Exc VAT). Stock Sold Separately at Valuation upon Completion

The Lion Inn, 44 Ipswich Road, Needham Market, Ipswich, Suffolk, IP6 8EH

AT A GLANCE

- 17th Century Suffolk Freehouse
- Close to Ipswich, Stowmarket and Bury St Edmunds
- Three bedroom private owner's accommodation
- Large outdoor trading space c.100 covers
- Potential for Outdoor Events
- Prominent Roadside Location
- Spacious Main Bar, Lounge and Restaurant c. 70 covers
- Available for first time in 38 years
- Good size car park c25 cars
- Huge potential for new motivated owners

Viewing And Further Information

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PROPERTY

The pub is traditionally decorated and benefits from a main bar and lounge bar (20) with open inglenook fireplace, connected to a spacious restaurant area for approximately 50+ covers. Ladies and Gents WC's. Large fully equipped trade kitchen with ancillary dry storage areas. Basement cellar. 1st floor consist of 3 bed private accommodation (2 double and one single), lounge, kitchenette, bathroom. Internal access only.

External areas consist of an extensive beer garden with play area, laid to grass that could be used for further seating, and terrace seating area (100). There is a good size car park for c25 cars. Due to the size of the beer garden there is significant potential to host outdoor community events, marquees, beer festivals, as well as glamping options. Purchasers should be made aware that a significant part of the grassed land to the rear has now been sold off and a total site available is now approximately 0.6 acres.

PLANNING

The property is not listed and is not situated within a Conservation Areas.

Purchasers should be made aware that a significant part of the grassed land to the rear has now been sold off and a total site available is now approximately 0.6 acres.

Those seeking alternative usage will need to make their own enquiries with the local authority. Mid Suffolk District Council <https://www.midsuffolk.gov.uk/>

MEASUREMENTS

The area of the site, as measured from digital mapping, is approximately 0.6 acres and the ground floor footprint (GEA) extends to 272m² (2,927ft²).



THE BUSINESS

This is a genuine retirement sale. Our clients have owned and operated the business for the past 38 years and now feel it is time to retire, hence they have only been operating the business 5 days per week. There is therefore plenty of potential for new ambitious owners to take the business further and increase wet and food led sales plus increase opening hours. The size of the site and extensive garden areas also offer plenty of scope to add marquee space for weddings and events.

Profit and loss accounts for the year ended 31st July 2019 show net sales of £467,186, from which a gross profit of £291,197 (62%). An adjusted net operating profit of around £82,000 has been calculated for the year.

Accounts will be made available to genuinely interested parties following a formal viewing.

RATES & CHARGES

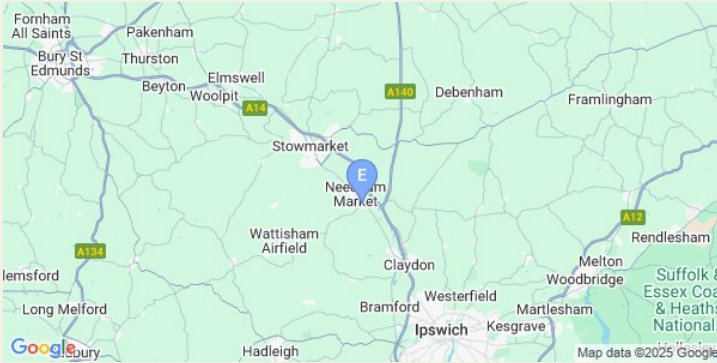
The rateable value of the property as of 1st April 2023 is £22,250.

Council Tax Band A.

TENURE

Freehold offers are sought in the region of £549,000 (exc VAT) to include goodwill, trade fixtures and fittings.





LOCATION

Prominent corner site. Located in the thriving town of Needham Market, the Lion Inn occupies a prominent corner site with excellent road frontage. Located right next to the main A14. Needham Market is 7 miles north of Ipswich and 15 miles south of Bury St Edmunds.



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