

FREEHOLD AVAILABLE GUIDE £400,000

RED LION

Greenstreet Green, Great Bricett, Ipswich IP7 7DD



Key Highlights

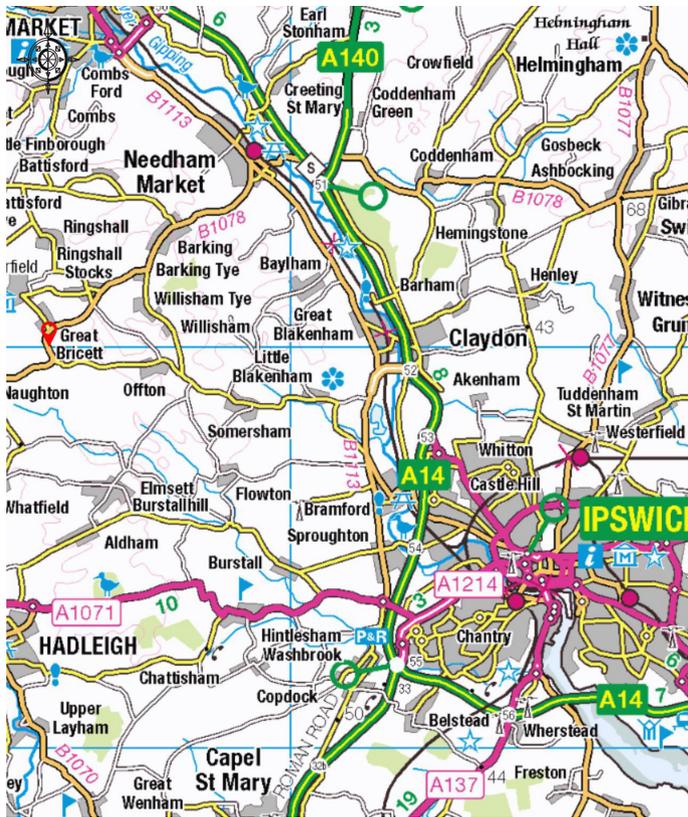
- Freehold Public House
- Large Car Park
- Rural Location
- 3 Bedroom Managers Accommodation
- Multiple Trading Rooms

SAVILLS SOUTHAMPTON
2 Charlotte Place
SO14 0TB

+44 (0) 23 8071 3900

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Location

The subject property is located just off the B1078 and nestled in the heart of rural Suffolk, with the road heading east-west to the north of Ipswich.

The immediate vicinity consists mainly of open fields with some residential dwellings to the north, and Riverside Cottage B&B and Saint Mary & Lawrence Church located nearby.

At the 2011 Census, the population of Great Bricett was 1,530.

The wider Ipswich area sits around 10 miles (16km) from the mouth of the River Orwell and North Sea and is both on the Great Eastern Main Line railway and A12 road.

It is 66 miles (106km) north east of London, 54 miles (89km) east south-east of Cambridge and 45 miles (72km) south of Norwich.

Ipswich is surrounded by two Areas of Outstanding Natural Beauty including Suffolk Coast and Heaths and Dedham Vale.

Description

The property comprises of a two-storey rendered building with painted elevations under a pitched tiled roof, and single storey extensions to the side and rear.

Externally there is a sizeable trade garden, with a large car park located at the front of the property.

Upon entering at ground floor level there is a small dining area to the left and public bar to the right. Beyond this is a large main dining room along with Male and Female WC's.

To the rear of the public house is an additional bar servery, along with a trade kitchen and preparation area.

The first floor comprises of three double bedrooms and a bathroom.

Fixtures & Fittings

All fixtures and fittings owned outright by our client can be included in the sale by negotiation.

Tenure

Freehold with vacant possession.

Planning

The property is Grade II Listed, however it is not located within a conservation area.

The property currently holds 'Sui Generis' Use Class consent.

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Licensing

The property benefits from a premises license permitting the sale of alcohol during the following hours:

| | |
|---------------------|--------------------|
| Monday to Thursday | 10:00am to 23:00pm |
| Friday and Saturday | 10:00am to 00:30am |
| Sunday | 10:00am to 23:30am |

Rating

The property is on the 2017 Rating List with a Ratable Value of £14,600. The National Multiplier for England for 2020/21 is £0.512.

Energy Performance Certificate

The property has an EPC rating of D-91.

Price

Offers are invited for the freehold with vacant possession.

Viewing

Viewings can be arranged by appointment with Savills.



Contact

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