

COBBS YARD PROPERTY

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THE BUCK'S HEAD, THWAITE, SUFFOLK IP23 7ED

PUB/RESTAURANT

FOR SALE OR TO LET



2 THORNHAM HALL STABLES • THORNHAM MAGNA • IP23 8HA

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LOCATION

The Buck's Head is situated in a prominent location on the busy A140 Norwich to Ipswich road some seven miles south of Diss. It has a highly visible frontage with a large car park to the side and gardens and land to the rear. The entire site totals approximately 1.85 acres.

ACCOMMODATION

The Buck's Head is a Grade II listed building dating from the 16th Century. The present owners have spent a considerable amount of money to improve the ambience of the pub which internally comprises:-

- Two main bar areas plus a dining area
- A modernised bar/servery
- Ladies and Gents wcs
- A fully equipped catering kitchen
- A cellar

The residential accommodation provides a three bedroomed apartment with a large sitting room, two bathrooms and a kitchen.

Externally there is a large garage and a car park which could accommodate up to 60 cars,



RATES

The licensed accommodation has a rateable value of £4,900 while the residential Council Tax Band is B.

TERMS

The premises are available on a lease, for a term to be agreed, at a rental of £18,000 per annum.

Alternatively offers for the freehold interest are invited in excess of £275,000.

VAT is applicable to both the rental and sale price.

INSPECTION

For further information or an appointment to view please contact Peter Webster of sole agents Cobbs Yard Property:-

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