



Worlingworth Swan

To Let

Rental offers invited in excess of **£25,000 pax**

Worlingworth Swan, Swan Road, Worlingworth, Woodbridge, Suffolk, IP13 7HZ

AT A GLANCE

- Free of Tie Public house To Let
- Comprehensively renovated and refurbished throughout
- Successful existing business with significant growth potential
- Incentives available to strong experienced candidates
- Large grounds, garden and car park
- Including popular and well supported Village Shop
- Sizeable upper parts, suitable for family
- Turnkey operation, open and trading

Viewing And Further Information

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PROPERTY

The Swan has been comprehensively renovated and refurbished in recent years and is presented in excellent condition. The public house sits on a generous plot, with large grassed trade garden to the front, as well as use of additional community trust owned land to the rear, used for community events and marquees.

The character property provides a main bar area (25 covers) with open fireplaces, exposed timbers and tiled and wooden flooring. An additional trade area is used for bands, sports and events to the right hand side (25+ covers). Serving this area is a wash up and storage area with some catering equipment, ground floor cellar and WC's.

To the rear is the extremely popular and well supported Village Shop operated by the pub, as a Londis. Well stocked with fridges, shelving and trade counter the shop is included with the business.

The 1st floor, also recently refurbished, is currently arranged as office space but would provide sizeable domestic accommodation. There is ample space for a domestic eat in kitchen/diner with plumbing installed, lounge, bathroom and 2 double bedrooms.

Externally there is a dedicated shingle car park and ample outside trade areas for 80+ covers, along with outbuildings and storage.

The Swan is a well supported community local with a loyal following from Worlingworth and surrounding villages with regular music events, quiz nights, coffee shop and events being promoted alongside street food & food trucks. The very well supported Village Shop is thriving and provides the community with essentials and baked goods.

PLANNING

Grade II Listed administered by Mid Suffolk Babergh Mid Suffolk

MEASUREMENTS

Site area of 0.48 acres. (measurements are taken from digital mapping and are approximate)



THE BUSINESS

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RATES & CHARGES

Rateable Value- £5,750 (2023)

TENURE

A new 10-15 year lease is available at a commencing rent of £25,000 pax, or above, subject to 5 yearly rent reviews, subject to index based reviews, with cap & collar of 2 & 4%. The tenant to be responsible for internal repairs only, subject to an annual maintenance charge, with the landlord retaining responsibility for structural repairs.

PREMIUM

An ingoing premium is sought in excess of £30,000 to include trade inventory, IP & goodwill. Stock at valuation will be payable in addition on completion.

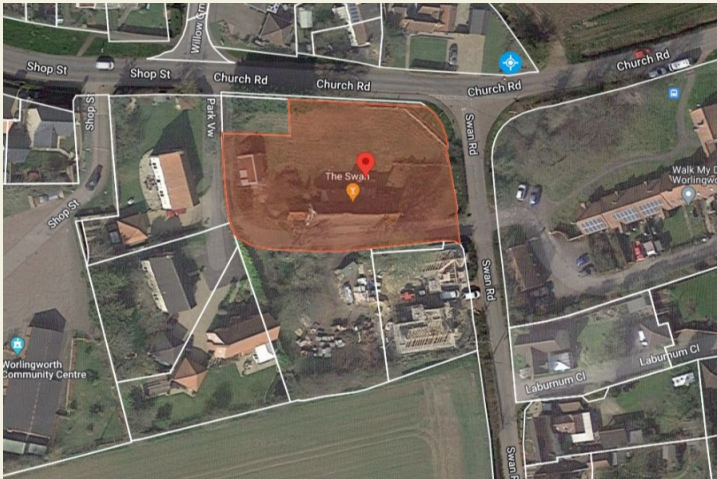




LOCATION

Worlingworth is a village nestled in the Mid Suffolk district of Suffolk, located north of Woodbridge and around 6 miles north west of Framlingham.

Worlingworth has a thriving primary school, a well supported church, active Local History groups, a social club, a Women's Institute, Community Centre committee, Social Club and various sports groups that play on the village playing fields.



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