

## Rampant Horse

### Freehold

Offers in Region of £375,000 (excluding VAT if applicable)



Rampant Horse, Coddendam Road, Needham Market, Suffolk, IP6 8AU

#### AT A GLANCE

- LONG ESTABLISHED FREEHOLD BUSINESS WITH PLANNING PERMISSION FOR EXPANSION
- COMPREHENSIVELY REFURBISHED GRADE II LISTED BUILDING
- ATTRACTIVE OPEN-PLAN TRADE AREA FOR C. 60 COVERS
- WELL-EQUIPPED COMMERCIAL TRADE KITCHEN WITH EXTRACTION
- TRADE GARDEN AND DEDICATED CAR PARK



## Property

Believed to date back to the 1500s, the Rampant Horse is known to be the oldest pub in the town. It is predominantly a timber framed building with render arranged over two stories. It has been subject to a comprehensive refurbishment programme in recent years and boasts a wealth of period character and charm.

The ground floor trade area is open-plan and benefits from a wealth of light provided by windows to 3 aspects. There are a number of period features such as exposed beams and brick and wood-burning stoves. Its focal point is the central U-shaped servery which in total caters for c. 60 pub and restaurant covers. There is access to the basement cellar behind the bar, with male and female WCs accessed via a rear lobby area.

On the first floor there is sizeable private accommodation which comprises 4 bedrooms, 2 shower rooms (1 en suite), a living room and kitchen/dining room.

Outside, there is a dedicated car park which provides spaces for c. 8 vehicles. A pleasant trade courtyard to the rear has picnic tables providing over 50 further covers, with a covered area forming part of the 'barn' providing shelter and a performance area for live bands. Plentiful storage space is provided by a room to the rear of the barn along with two further single garage stores.

## Planning

We understand the premises is Grade II Listed and falls within a Conservation Area. The local authority is Mid Suffolk District Council <https://www.midsuffolk.gov.uk/>

Planning and Listed Building consent has been granted for the erection of an extension to the rear elevation, to provide additional dining and café space along with alterations to and internal reconfiguration of the existing rear projection (Ref. 2903/16).

## The Business

The business is currently closed due to the COVID-19 pandemic.

Prior to this, it traded very well as a town centre pub/restaurant with good profit margins. Trading information can be made available to genuinely interested parties following a viewing.

## Rates & Charges

**Rateable Value:** £17,300 (exempt until 31st March 2021)

**Council Tax:** Band A

## Measurements

The area of the public house and car park site is 0.18 acres (760m<sup>2</sup>) and the ground floor footprint (GEA) extends to 237m<sup>2</sup> (2,551ft<sup>2</sup>). Measurements are taken from digital mapping and are approximate.

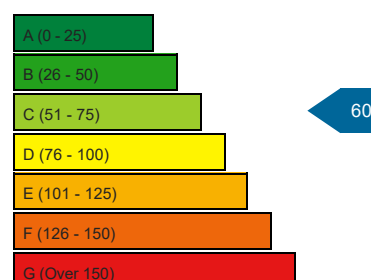
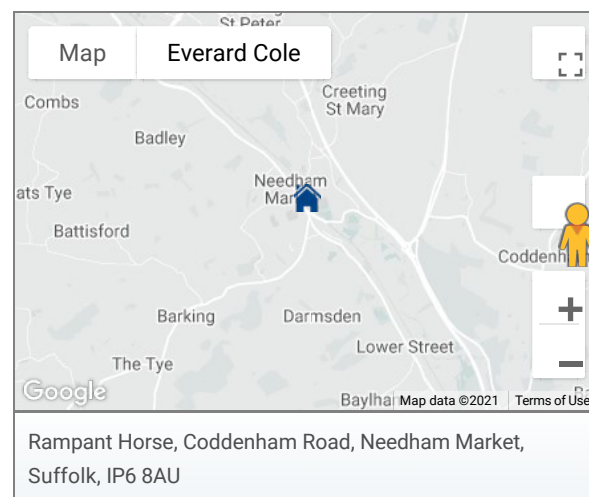
## Fixtures & Fittings

All trade fixtures & fittings are included in the sale. The vendor will warrant not to remove any items they own. Stock and glassware will be bought in addition, at valuation, on completion.

## Location

Needham Market is a town in Mid Suffolk, approximately 9 miles north west of Ipswich and 18 miles south east of Bury St Edmunds. It has excellent transport links, with the A14 nearby and B1113 running through the town.

The Rampant Horse is located in the centre of the town just off the High Street and a stone's throw from the railway station. It is well-supported by a range of amenities nearby.



## Viewing and Further Information



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