



The Griffin

11 Church Street, Isleham, Ely, Cambridgeshire, CB7 5RX

Tenure: Freehold

Price: £475,000

Ref: 24933

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- 16th century coaching inn, public house and restaurant
- Main bar (50), restaurant (30) and commercial kitchen
- Car park (18), garden (60) and children's play area
- Established business - in same hands since 2008
- Three bedroom accommodation and adjoining cottage
- Profit-making business with scope to improve further

Location

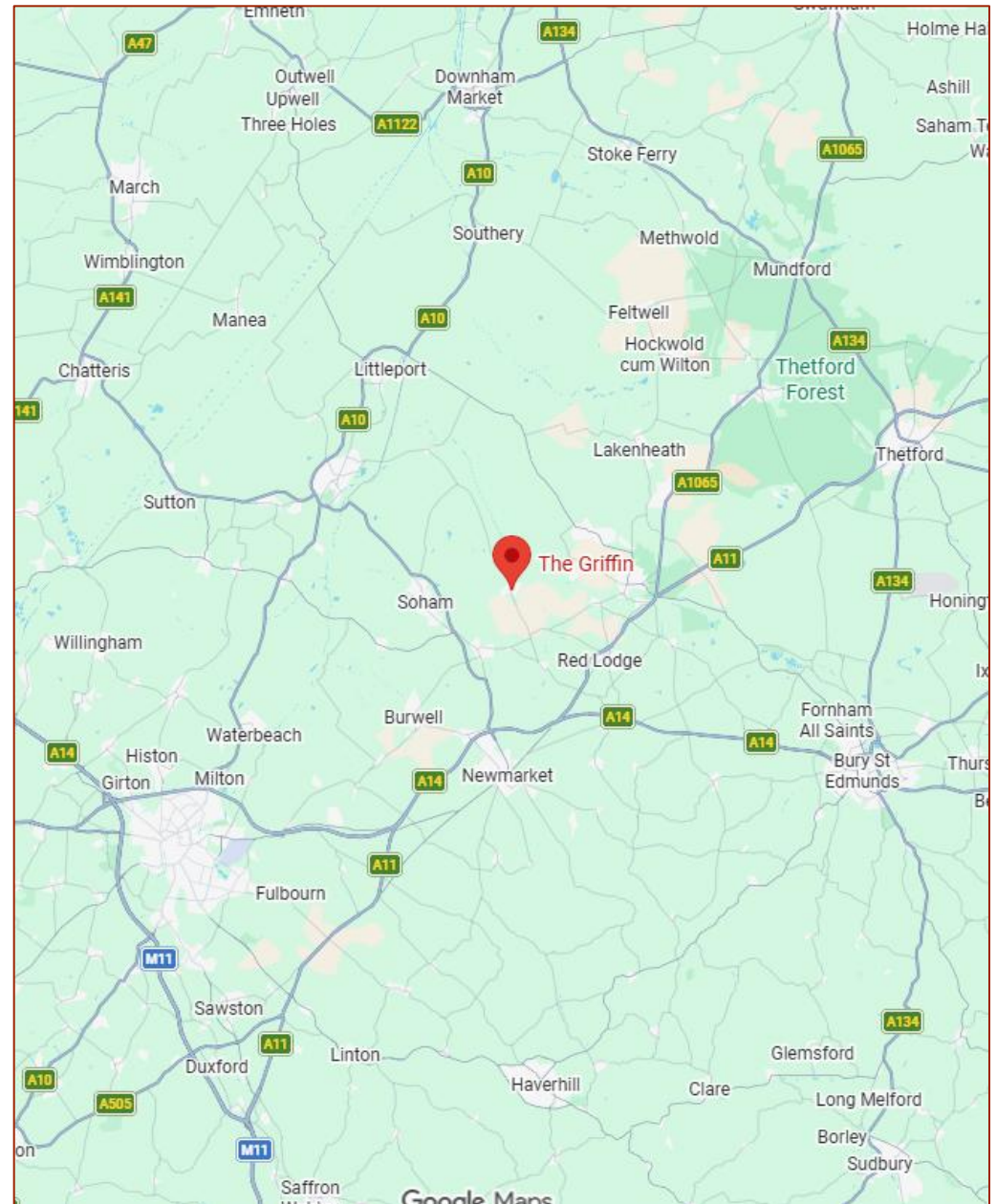
The Griffin is situated in the charming Fenland village of Isleham, in the southeast corner of rural Cambridgeshire. The area borders the counties of Norfolk and Suffolk and is a popular destination for weekend visitors and those wishing to explore the East Anglian countryside.

The village of Isleham has a thriving community and benefits from many local amenities. One of its principal attractions is Priory Church, a Benedictine priory built around 1100 AD.

Newmarket lies approximately 7 miles to the south, Mildenhall approximately 5 miles to the east and Ely 9 miles to the north. Isleham is a short drive from the M11 motorway at Cambridge and is serviced by a number of major trunk roads including the A10, the A142 and the A11.

The Property

The Griffin is a former 16th century coaching inn which occupies a Grade II listed, detached, two-storey brick building under a pantile roof. The property is situated on Church Street in the centre of the village where it benefits from passing footfall and vehicular traffic.



Trade Areas

U-shaped, open plan MAIN BAR with seating for 50, part carpet, part wood flooring, feature brick fireplace with inset log burner, original ceiling beams, wooden main bar servery and access to a basement CELLAR.

RESTAURANT/GAMES ROOM (currently used as an extension of the bar area) with seating for 30, log burner and stairs to a first floor private OFFICE. Fully-fitted COMMERCIAL KITCHEN (refurbished in 2023) and storeroom. Inner HALLWAY with access to both LADIES' and GENTLEMEN'S TOILETS and stairs leading to the first floor accommodation.

Owners' Accommodation (accessed via a separate/private entrance)

FLAT 1

First Floor: KITCHEN. BATHROOM with separate SHOWER CUBICLE. LOUNGE with staircase to the second/top floor.

Second Floor: DOUBLE BEDROOM.

FLAT 2

First Floor: HALLWAY/LANDING with store cupboard. DOUBLE BEDROOM with store cupboard. BATHROOM with separate SHOWER CUBICLE. LOUNGE/DOUBLE BEDROOM.

Adjoining Cottage

Ground floor: KITCHEN, UTILITY, LOUNGE, BATHROOM and DOUBLE BEDROOM.

Note: the loft space could be converted into 2 double bedrooms and a bathroom (subject to the relevant planning permissions).





External

CAR PARK with space for 18 vehicles. TRADE GARDEN and PATIO with combined seating for approximately 60. Children's play area. Smoking shelter.

The Business

Our clients have owned and operated The Griffin since May 2008 and have developed the premises into a popular, 100% wet-led public house which is renowned for its open mic nights and live music. Using the commercial kitchen, the opportunity to introduce a comprehensive food menu is available. The adjoining cottage is currently used for private accommodation, but we understand this could be let for £800 pcm should a new purchaser wish to live off site. The first and second floor bedrooms within the main building are not currently in use but could be redeployed as letting accommodation or, alternatively, used as private living space.

The business's main trade comes from its loyal local following, although it also attracts holidaymakers from the nearby campsite and marina. The Griffin supports two darts teams and showcases live sports via BT Sports and SKY Sports.

The Griffin is currently operated by a husband and wife team and three part-time members of staff. After more than three decades in the industry, our clients wish to offer the property to the market in order to retire.

Annual net turnover for the year ended 5 April 2025 was £228,321, resulting in a net profit of £45,896 and an adjusted net profit of £54,190. The adjusted net profit has been calculated by reconstituting motor expenses, general expenses and depreciation. Further accounting detail will be made available to serious parties following a formal viewing.



Tenure & Price

FREEHOLD £475,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

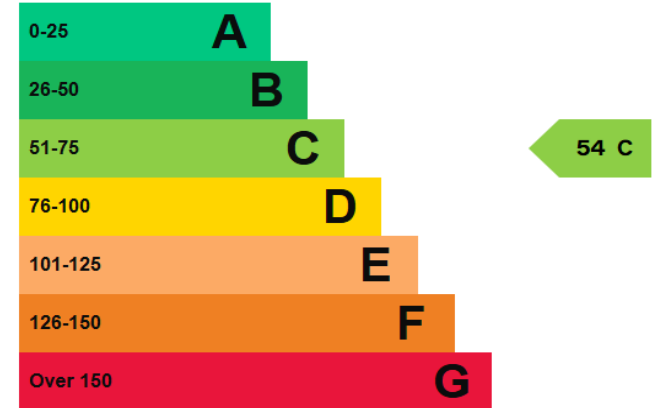
No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

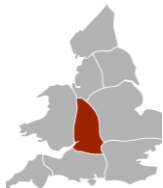
Licences

A Premises Licence is held permitting the retail of alcohol:
Seven days a week: 12:00 – 00:00.

Services

All mains services are connected. The property also benefits from a fire alarm.
Rateable Value: £10,250 from 1st April 2026.
Local Authority: East Cambridgeshire District Council.





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.