



The Swan Inn (To Let)

To Let

New 'Free of Tie' lease available at **£24,000** (pax)

The Swan Inn (To Let), Thetford Road, Coney Weston, Bury St Edmunds, Suffolk, IP31 1DN

AT A GLANCE

- Prominent village between Bury St Edmunds & Thetford
- Idyllic rural setting adjacent to Bowls Green
- Commercial trade kitchen & wash up areas
- Large rear paddock- site area c 0.84 acres
- Dedicated front & side parking, private garden, garage & service yard
- 3 principal trading areas (65+ covers)
- Sizeable 3 bed domestic accommodation above
- New 'Free of Tie' lease from Private Landlord

Viewing And Further Information

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PROPERTY

The Swan is located in a prominent village location to the North East of Bury St Edmunds, adjoining The Bowls Club, comprising a 2 storey brick built detached property under pitched tiled roof.

The property is accessed via a central lobby entrance to three principal trade areas, including a traditional main bar, games room and restaurant area, served by commercial trade kitchen, prep areas and ground floor cellar.

The bar provides c 30 covers including bar stools, with wooden bar servery. To the right hand side is a games rooms with pool table, AWP and log burner with wood flooring, leading to the customer, male & female WC's.

To the rear is a dedicated flexible dining area with c 22 covers with direct access to the side patio.

The 1st floor provides 3 large double bedrooms, lounge and bathroom. All areas have been recently redecorated and are presented in good condition.

Externally there is a dedicated front and side parking area, patio, private rear garden, service yard, plus outside garage.

In addition there is a large paddock to the rear suitable for events, rallies, festivals, or as a small holding.

PLANNING

The Swan Inn is not listed or situated in a Conservation Area but is registered as an Asset of Community Value (ACV). The local authority is www.westsuffolk.gov.uk

MEASUREMENTS

The total site area is c 0.84 acres and the Ground Floor Footprint (GEA) is 245m² / 2,635 sq ft (inc. outbuildings), as measured from digital mapping.

(Title No SK287272 & SK294765 are excluded)

FIXTURES & FITTINGS

The property is being 'let as seen' and any items left on the day of lease completion will be inherited by the new tenant, excluding any third party items such as beer raising equipment.



THE BUSINESS

The property is closed. As a previous tenanted site no trade is warranted or sold and we do not have access to previous trading information.

RATES & CHARGES

Rateable Value as of 1st April 2023 is £2,300, therefore benefits from 100% Business Rate Relief. Council Tax- Band (B) £1,594.77

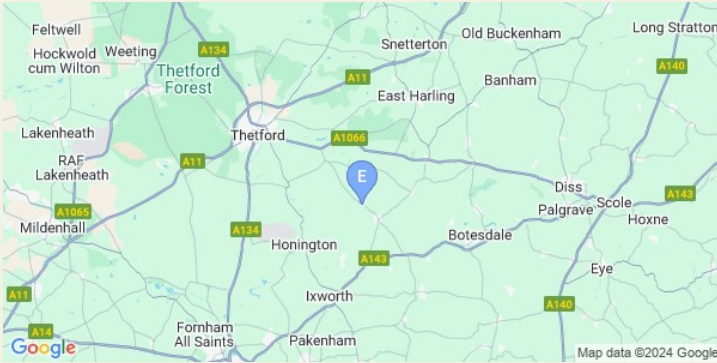
TENURE

The property is available by way of a new 'Free of Tie' lease at a rent of £2,000 pcm, exclusive of VAT.

There is no premium payable for the benefit of the new lease. The new lease will be on a Full Repairing and Insuring basis with index linked rent reviews.

Alternatively the freehold is available at £335,000, exc VAT, subject to a £100,000 overage in the event of development or conversion.





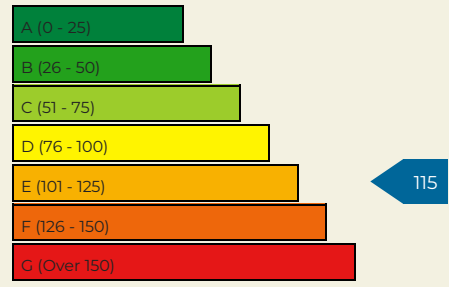
LOCATION

The Swan Inn is located in a prominent position on the Thetford Road, adjoining the Coney Weston Swan Bowls Club 2023.

Coney Weston is an active village in West Suffolk, close to the border with Norfolk, 5 miles (8km) north of Ixworth and 12 miles (19km) from Bury St Edmunds, in an attractive rural setting.



EPC



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