

The Four Horseshoes, Wickham Road, Thornham Magna, Ipswich IP23 8HD



Summary



- Once in a generation opportunity to acquire famous Inn.
- Long (free of tie) lease.
- 8 well appointed letting rooms.
- 160 covers inside / 100 covers outside
- .Large car park for 100 vehicles / Coaches
- Thriving trade with excellent reputation
- **Premium offers Invited**

Location

The Four Horseshoes is located in Thornham Magna, a picturesque village situated in the heart of the north Suffolk countryside and situated just off the main A140.

Thornham Walks is on the doorstep, which has many country walks. The market town of Eye 5 mins away, providing a good range of everyday amenities and High School with Sixth Form. Diss & Stowmarket 15 mins away both with mainline train stations. Framlingham 30 mins away. Suffolk heritage coast (Southwold, Dunwich, Aldborough etc.) 45 mins away.

Thornham Magna has a church, village Hall, visitor centre, restaurant and cafe at Thornham Hall.



There is a mainline rail link to London Liverpool Street in around 90 minutes.

Description

A stunning chocolate box destination venue, historic building dating back to 12th Century with it's own wishing well, whole site in very good condition.

The beautiful thatched property comprises a characterful public house arranged over ground floor with two function rooms, a large restaurant with big beer garden and car park.



Accommodation

Ground Floor

The ground floor comprises a large trade area with 160 covers, served by a large single bar servery. Ancillary accommodation comprises of fully kitted spacious commercial kitchen, with dry store, office, potwash room and walk-in fridge & freezer trailers.

Basement

To the basement is cellarage and stores.

First Floor

There are 8 well appointed letting rooms. There is scope for 2 more B&B units and holiday / air B&B accommodation (or large management couple's residence)

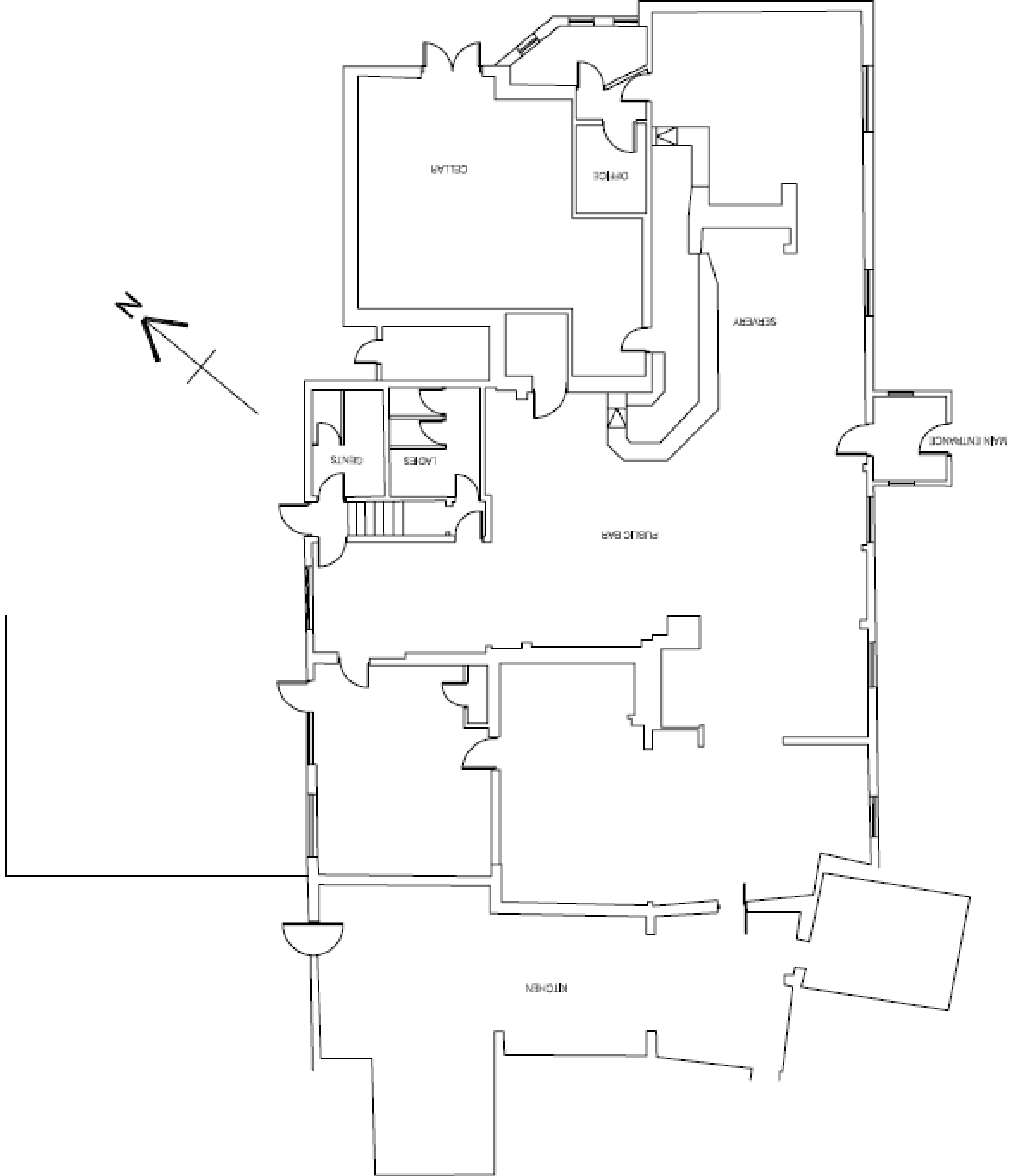
External

Externally there is 100 covers within a sheltered patio area and stunning enclosed beer garden).

There is an outbuilding currently used as staff accommodation that could be converted as more letting sace.

There is also a large car park for 100 vehicles, coaches and motorhomes.

Ground Floor Plan





Tenure

A 20 year free of tie lease commencing 26 April 2024, expiring 25 April 2044 at a rent of £92,000 per annum subject to five yearly rent reviews.

Planning

The property is Grade II listed due to it being built in C15.

Use

The premises shall be used as a Public House within Use Class Sui Generis of the Town and Country Planning (Use Classes) Order 1987.

Premises Licence

There is a premise licence in place allowing the sale of alcohol at the following times:

Sunday to Thursday	11:00am to 12:30am
Friday and Saturday	11:00am to 01:30am

Business Rates

The property is listed in the VOA business rates list as having a rateable value for 2026 of £73,250.

Confirmation of actual rates payable should be obtained from the Local Authority.

EPC

Is available on request. Rating C.

Legal Costs and VAT

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.



Contacts

Viewings strictly by prior appointment with sole agents Davis Coffey Lyons.

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