Attractive Village Public House - FOR SALE

The Plough and Fleece, Great Green, Cockfield, Bury St. Edmunds, Suffolk, IP30 0HJ

Merrifields

Size: 1,855 Sq Ft

- Overlooking the green in this sought-after village
- Bar, fitted kitchen and dining areas
- 2 bedroom first floor owners/managers living accommodation
- Dining areas to hold up to approximately 50 covers
- For Sale immediately on terms to be agreed

01284 700 700

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www.merrifields.co.uk

Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Description

The Plough and Fleece is located in the hamlet of Great Green which forms part of the village of Cockfield which is approximately 8 miles south of Bury St Edmunds in Suffolk. The property overlooks the village green and playing fields.

The property comprises a two storey public house with bar, dining, commercial kitchen facilities and storage areas. The current layout of the ground floor bar and dining area includes a seated dining for 20 covers with the addition of drinking and games areas. The dining covers could be increased up to approximately 50 covers if the accommodation was rearranged. The public cloakrooms are located off the bar area. The first floor living accommodation includes 2 bedrooms, sitting room and bathroom.

Externally there is a tarmac parking outside beer garden area and a lawned adjacent to an attractive pond. An enclosed lawned area will need to be transformed to a parking area in accordance with planning for the adjoining land. There is small yard/courtyard to the rear adjacent to some former outbuildings.

Accommodation

The property has been measured to produce the following approximate Net Internal Areas:

Ground Floor	102.28 Sq M	1,101 Sq Ft
First Floor	70.05 Sq M	754 Sq Ft
Total	172.33 Sq M	1,855 Sq Ft

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Availability
The property is available FOR SALE immediately on a freehold basis with vacant possession.

Price
Price on Application.
Offers invited for fixtures and fittings.

VAT
Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates
The rateable value is £2,600 (2023) - Small Business Rate Relief may be available.
The first floor living accommodation has a Band A Council Tax banding.

Service Charge
None.

Costs
Each party will bear their own legal costs but the purchaser will pay any abortive costs incurred by the seller.

Use & Planning
The premises have most recently been used as a public house with occupiers/managers residential accommodation above. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC
The EPC rating is D (94)

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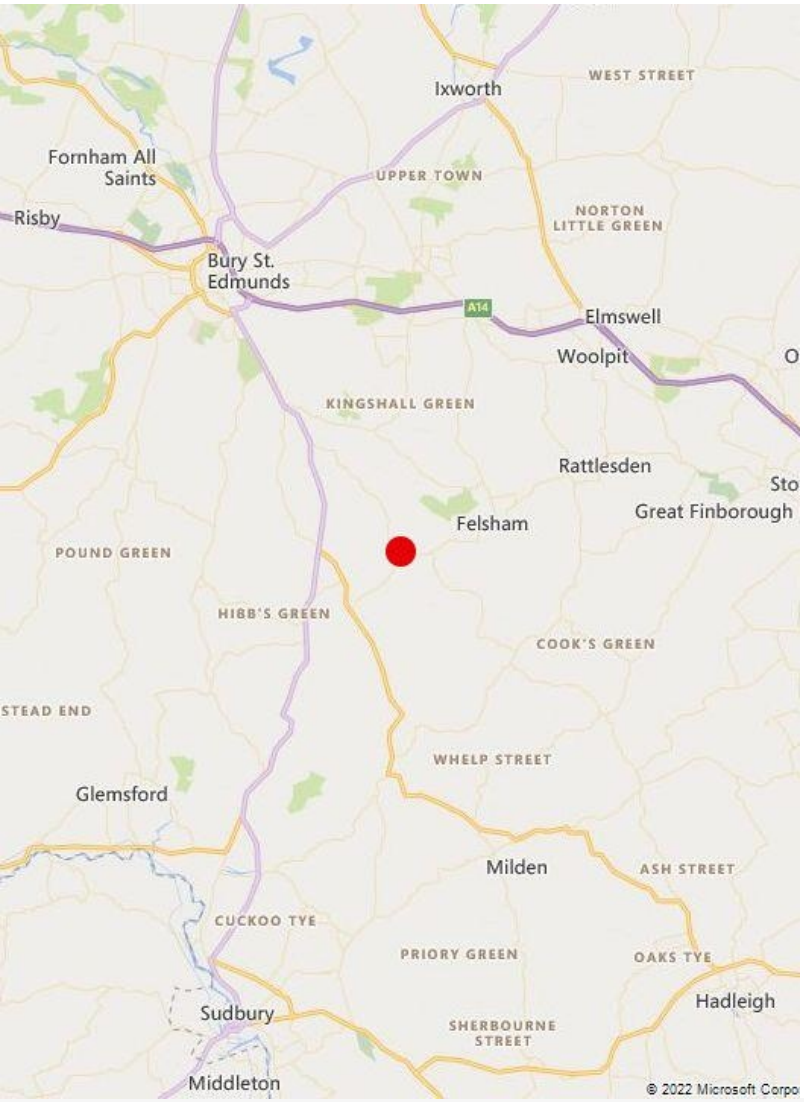

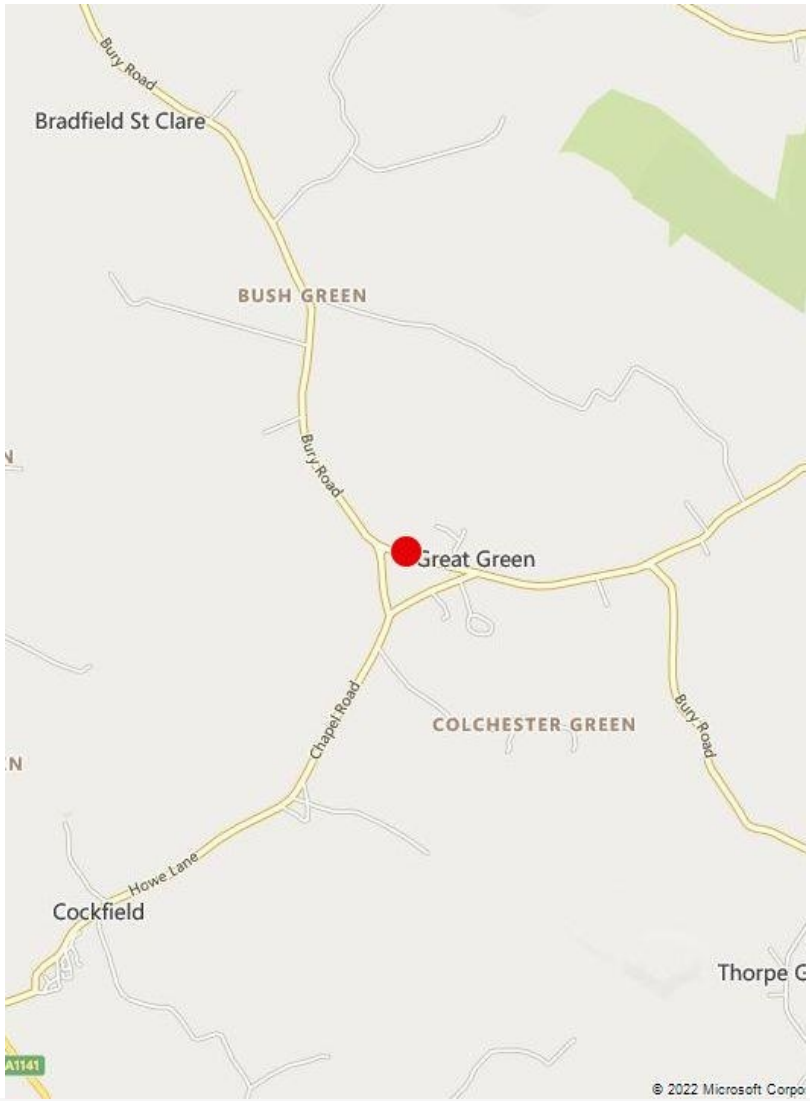

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