

**FREEHOLD AVAILABLE OFFERS INVITED**

# THE WHITE HORSE

33 Church Road, Felixstowe, IP11 9NF



## Key Highlights

- Freehold public house available
- Five bedroom accommodation
- Site area of 0.43 acres (0.17 ha)
- Will be of interest to Pub operators (Sui Generis) and Developers (STPP)

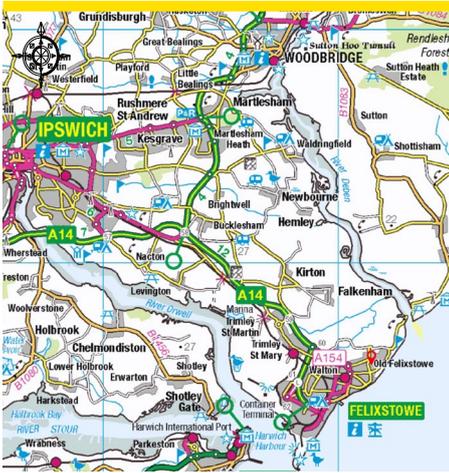


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## Location

The property occupies a prominent position on Church Road in the seaside town of Felixstowe, Suffolk which is known for being one of the largest container ports in Europe.

The wider Suffolk area is bordered by Norfolk to the north, Cambridgeshire to the west and Essex to the south. The North Sea lies to the east.

Other important towns located nearby include Lowestoft, Bury St Edmunds and Newmarket.

The immediate vicinity of the subject property is predominantly residential with some retail and commercial use located nearby on High Road.

At the 2011 Census, the population of Felixstowe was 23,689.

## Description

The property comprises a detached two storey building with brick elevations under a pitched tiled roof. There are single storey extensions to the side and rear.

Externally there is additional seating and an enclosed beer garden. The site extends to 0.4291 acres (0.1737 hectares).

Internally the ground floor comprises a large main trading area serviced by a central 'U-shaped' bar servery. There are two sets of male and female WC's at either side of the public house and a trade kitchen (split into two areas) located at the rear.

The first floor comprises of five bedrooms, an office, two bathrooms and a kitchen.

Externally to the rear of the pub is a paved/lawned trade garden. There is also an external vaulted building and an 18 space car park which is dissected and accessed via White Horse Close.

The approximate floor areas for the property are as follows:

FLOOR	SQ FT	SQ M
Cellar	549	51
Ground Floor - Public House	2,950	274
Ground Floor - External Building	1,216	113
First Floor - Public House	1,614	150

## Fixtures & Fittings

We understand all fixtures and fittings (less any personally items associated with the current tenant) will be included.

## Tenure

Freehold, subject to vacant possession.

## Planning

The property is not listed, nor is it located within a conservation area.

## Licensing

We understand a premises license is in place.

## Rating

The subject property is on the 2017 rating list with a rateable value of £24,500. The National Multiplier for England and Wales is £0.512

## Energy Performance Certificate

The property has an EPC rating of C-74

## Price

Offers Invited.

## Viewing

Viewings can be arranged by appointment with Savills.

## Contact

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