

PUB AND RESTAURANT

www.christie.com



Ref: 14/56545

- 3-section trading area (approx 120 sq m)
- 3-bedroom accommodation
- Located in the village centre
- Front patio and parking at the rear
- Grade II Listed building
- 17 miles north of Ipswich



The Royal Oak
High Street, Laxfield, Woodbridge,
Suffolk IP13 8DH

Freehold:

**All offers will be considered - BEST &
FINAL DEADLINE 20TH JANUARY 2010**

**Christie + Co Ipswich
01473 256588**

UK Offices

Birmingham 0121 456 1222
Bristol 0117 946 8500
Edinburgh 0131 557 6666
Enfield 020 8370 3100
Exeter 01392 285600
Glasgow 0141 352 7300
Ipswich 01473 256588
Leeds 0113 389 2700
London 020 7227 0700
 Maidstone 01622 656000
 Manchester 0161 833 3311
 Milton Keynes 01908 300950
 Newcastle 0191 222 1740
 Nottingham 0115 948 3100
 Winchester 01962 844455



Situation

The Royal Oak is situated on the High Street at the heart of the village of Laxfield, approximately 17 miles north of Ipswich, midway between the A140 and A12, linked by the B1117.

The property

A Grade II Listed 2-storey property under pitched tiled roof. The sale excludes Rose Cottage, a privately owned residence forming part of the 2-storey extension to the rear of the main building.

Public areas

3 section trading area (122.8m²). This is sub-divided into central bar (42.2m²). Restaurant (46.8m²). Additional bar/dining area (33.8m²). Ladies and Gent's WC's.

Ancillary areas

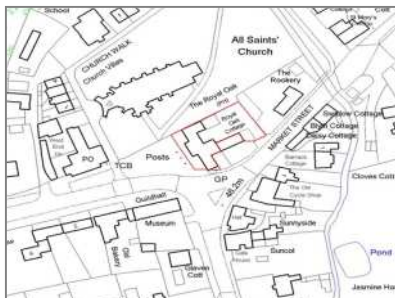
Trade kitchen - 2 section kitchen including cooking area, fridge store and wash-up/prep area.
Basement beer cellar.

Owner's accommodation

Situated on the first floor the private accommodation comprises:
3 double bedrooms.
Lounge.
Office.
Bathroom with WC.

External details

Patio - located to the front of the property.
Parking - off-street parking to the rear of the property for 4-5 cars.
Outbuildings including double garage.



The business

This particular property is one of a number of properties being sold on behalf of our client. For further information please contact Christie + Co.

Royal Oak is currently trading under a tenancy at will. No trade is sold or warranted.

Licences

It is the buyer's responsibility to ensure that they are fully aware of any conditions as associated with a Premises Licence.

In addition, the buyer must ensure they have a Personal Licence and have made arrangements to appoint a Designated Premises Supervisor (DPS).

Services

We are informed that all main services are connected.

Fire risk assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out where there are more than five people employed within the business.

Tenure details

Freehold.

Planning permissions

All planning enquiries should be made to: Mid Suffolk Council, Planning Department, 131 High Street Needham Market, Ipswich, Suffolk, IP6 8DL

Tel: 01449 724500

E-mail: planningadmin@midsuffolk.gov.uk

Other details

BEST & FINAL DEADLINE of 20th January 2010.

All offers must be submitted in writing/emailed by close of play on 20th January 2010, all subject to VAT at the prevailing rate.



All offers must be accompanied by proof of funding, confirmation of future use and solicitors & bank/lender details. Also confirmation you accept a refundable deposit of £1,000 will be paid immediately to the vendor's solicitor should your offer be acceptable. Contracts must be exchanged by 20th February 2010 and completion must take place on or before 26th March 2010.

Finance & Insurance

Christie Finance and Christie Insurance are sister companies of Christie + Co and specialise in providing intelligent solutions to your business finance and insurance needs.

For full information, please call Christie Finance on 01473 234905/7 or Christie Insurance on 0844 4124924. Alternatively, visit www.christiefinance.com or www.christieinsurance.com

Valuation Services

Christie + Co has the largest national team of Chartered Surveyors and Valuers dedicated to its specialist markets, offering valuations, consultancy, rating, investment, rent reviews, lease renewals, building surveying, planning and dispute resolution advice in all our sectors.

Viewing

No direct approach may be made to the business. For an appointment to view, please contact the agent.

Christie + Co
Wolsey House
16-18 Princes Street
Ipswich IP1 1QT

T: +44 (0) 1473 256588

F: +44 (0) 1473 230071

E: ipswich@christie.com

DX: DX 3246 Ipswich

Conditions of Christie + Co's Particulars

Sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further.

Christie + Co for themselves and for the vendors, owners or landlords of the property (together the "Client") whose agents Christie + Co are, give notice that: (a) These particulars are made without responsibility on the part of Christie + Co or the Client;

without responsibility on the part of Christie + Co or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither Christie + Co nor any of their employees has any authority to make or give, any representation or warranty whatever in relation to the property; (c) Christie + Co has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are

approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by Christie + Co, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein.

These details were believed to be correct at the date of publication but their accuracy is not guaranteed.

Subject to contract. Copyright reserved Christie + Co

International Offices

London +44 (0) 20 7227 0747
Barcelona +34 93 343 61 61
Berlin +49 (0) 30 / 20 00 96-0
Frankfurt +49 (0) 69 / 90 74 57-0
Helsinki +358 (0) 9 4137 8500
Lyon +33 (0) 4 77 25 11 47
Marseilles +33 (0) 4 91 29 12 40
Munich +49 (0) 89 / 2 00 00 07-0
Paris +33 (0) 1 53 96 72 72
Rennes +33 (0) 2 99 59 83 30



Intelligent Solutions

0844 4124944

www.christiefinance.com



Intelligent Solutions

0844 4124924

www.christieinsurance.com

VENNERS
Excellence in Audit
+44 (0) 1279 620820



Christie + Co
BUSINESS INTELLIGENCE

www.christie.com