



CROWN AND CASTLE, RISBY

RISBY, IP28 6QU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,250

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Crown and Castle is located in the attractive village of Risby, just four miles west of Bury St Edmunds and around ten miles east of Newmarket. The village is conveniently situated close to the A14, providing excellent road links towards Cambridge, Ipswich and beyond. There are also local bus services connecting Risby with Bury St Edmunds and surrounding areas, while the nearest railway station is in Bury St Edmunds, offering wider connections across the region. Risby has a strong village community, with a village hall, church and café, as well as a number of smaller villages close by. Bury St Edmunds, with a population of over 40,000, is only a short drive away. The village is also home to the crematorium, which could provide an opportunity to develop the pub as a suitable venue for wakes and gatherings. The Crown and Castle sits in the heart of the village and is currently the only licensed premises, giving it an important position within the local community. The pub dates back to the 18th century and has been extended over the years, creating a number of separate trading areas while retaining its traditional character. The property provides a good opportunity for a licensee to build on its position at the centre of the village, developing the pub as a welcoming local for residents and attracting customers from the surrounding villages and nearby towns.

Pub Layout

The Crown and Castle offers two distinct trading areas, providing a good balance between food and wet trade. To the front of the pub is the dining area, which has its own bar and provides seating for around 30 covers. To the rear is the main drinkers' bar, featuring an open fire and a dedicated sports area with pool, darts and gaming facilities. Externally, the pub benefits from a pleasant patio and grassed garden to the front, providing an attractive space for customers to enjoy drinks and food during the warmer months. Immediately to the rear of the pub is an enclosed patio area, which leads onto a large car park and a further grassed area beyond, offering additional outdoor space and potential for future development. The pub also benefits from a very well-equipped

TRADING STYLE

The pub has a good opportunity to become both the hub of the village community and a destination for customers from the surrounding area. The pub should offer a warm, traditional hospitality experience, with the new licensee playing an important role in building relationships with the local community and creating a reason for customers to return. A strong dining offer will be key to attracting trade from beyond the immediate village, with a well-considered menu focused on quality, value and consistency. There is scope to develop a selection of standout dishes for key trading periods, alongside a traditional pub menu that reflects the needs of the local area. The drinks offer should complement the food and appeal to a broad customer base, with a good range of cask ales, beers, wines and spirits. With the right balance of food, drink and hospitality, there is an opportunity to establish the Crown and Castle as a well-regarded village pub that attracts both regular local trade and customers from further afield.

ACCOMMODATION

Private Accommodation

There is a lounge, 3 well-sized bedrooms and bathroom in the private accommodation. There is no separate kitchen.



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Kitchen



Food
Preparation
Area



Live Music



Open Fire

FINANCIAL

Weekly Rent: £403.85
Estimated Annual Turnover*: £276,235
Security Deposit: £5,250
Working Capital: £3,000
Stock: £4,000

Zero Business Rates* – Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *

Fixtures and Fittings: To be confirmed upon valuation – funding options available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the ‘Additional Info’ tab.

BDM VISION

This represents an exciting opportunity for an enthusiastic and well-qualified individual or couple to take on a well-positioned village pub with strong potential for further growth. An established multiple operator would also be considered. The successful licensee(s) will need to bring energy, drive and a hands-on approach, with the ability to work both in the business and on the business to build a strong and sustainable operation. A clear weekly programme of events, activities and reasons to visit will be important in driving regular footfall and encouraging customers to return. Strong local marketing will also be key, with an effective social media presence used to promote the pub, its food and drink offer, events and community activity. The ideal licensee(s) will be passionate about hospitality and becoming an integral part of the local community, with the confidence to build relationships and create a welcoming pub that appeals to both regular customers and visitors from the surrounding area. With the right leadership, energy and commitment, there is an excellent opportunity to establish the Crown and Castle as a thriving village pub and a destination for customers from further afield.



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Cask Ale



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Live Music



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