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TAVERNS



HORSE & GROOM, SUDBURY

SUDBURY, CO10 2TU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Horse and Groom is conveniently located on East Street, less than half a mile from the bustling town centre of Sudbury, Suffolk. This historic market town offers a wealth of cultural and historical attractions for visitors, including buildings dating back to the 17th century and connections to renowned artists like John Constable and Thomas Gainsborough. Sudbury continues to thrive as a vibrant community, hosting a weekly market in the town square and a larger farmers' market once a month. Sudbury benefits from excellent transport links, with the A131 and A134 roads providing easy access to nearby towns and cities such as Colchester, Bury St Edmunds, and Chelmsford. The town is also served by a railway station close to the centre, with regular services to Marks Tey, where travellers can connect to London Liverpool Street, Colchester, and other key destinations.

Pub Layout

The Horse & Groom is a good-sized pub, newly redecorated externally, featuring an L-shaped bar and a separate pool room. There is a trade kitchen area behind the bar and also an attractive patio garden to the side with a smoking solution and a good size car park. Walking through the front door of the pub which is located to the left of the main frontage, you will find a small porch area. To the right of this area, you will find the main bar with the long servery, low level seating and log burner for a cosy and traditional atmosphere. Through past the bar you will find the darts area, flat screen televisions and access to the toilets as well as a door to the outside decking space. Straight ahead from the entrance porch, there is a conveniently located pool room and then on your left, you will find the main access to the external drinking space for approximately 60 seated. The cellar is accessed through an opening in the bar floor and the accommodation has its own entrance, but can also be accessed from behind the bar.

TRADING STYLE

The Horse & Groom trades seven days a week and serves as a central hub for the local community. The pub is well-known for its vibrant atmosphere, with regular live entertainment, televised sports, and active pub sports teams contributing to a dynamic weekly schedule. Offering a diverse selection of both standard and premium drinks, The Horse & Groom provides an inviting space for locals to meet, socialize, and unwind. While the pub has hosted various community events in the past and previously offered a full food menu, the current focus is on delivering quality drinks and bar snacks, creating a relaxed and enjoyable environment for all who visit.

ACCOMODATION

Private Accommodation

There is a lounge, 2 good sized bedrooms, a kitchen, a bathroom and a small office room, situated upstairs to the pub and can be accessed from behind the bar or from the owners private entrance.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Kitchen | Food Preparation Area | Live Music | Open Fire

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FINANCIAL

Weekly Rent: £370.19
Estimated Annual Turnover*: £240,720
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £4,000
Stock: £4,000
Business Rates: £Nil. 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.
Fixtures and Fittings: To be confirmed upon valuation – funding options may be 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

The Horse & Groom has recently undergone a major external redecoration, giving the pub a fresh and fantastic new look. This presents an exciting opportunity for a new licensee to build on the strong foundations laid by the current management. The ideal candidate will be someone who can maintain a close watch on costs while identifying ways to increase throughput in key categories such as cask ale and wines. With its prime location and strong community presence, The Horse & Groom has the potential to become the best community pub in the area. However, with considerable competition in Sudbury, it's crucial for the business to offer a well-balanced range of products, from value to premium options across all categories. Introducing a simple food menu could further enhance the pub's commercial performance, attracting a wider customer base and solidifying its status as a local favourite.


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