



KINGS HEAD, BECK ROW BURY ST EDMUNDS, IP28 8AE

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Kings Head is located in the village of Beck Row, close to Mildenhall and Thetford Forest, and roughly halfway between Ely and Bury St Edmunds. It is now the only pub in the village. The site also benefits from being just a few minutes' drive from the A11, the main route connecting London to Norwich and the Norfolk Coast. The pub sits directly opposite RAF Mildenhall and is also close to RAF Lakenheath, both of which are used by a mix of UK and US forces. These bases provide a significant and consistent customer base for the business, and both remain fully operational with no changes anticipated at this time. The property itself is an attractive two-storey, flint-clad building with external seating at the front and a large garden to the rear. The pub also benefits from a good-sized trade kitchen, making it well suited to operators who plan for food to be a key element of their business offer, serving both local residents and visitors to the area.

Pub Layout

Upon entering the pub, guests are welcomed into a well-positioned main bar area, accessible from both the front and rear, creating an easy and natural flow throughout the space. To the left of the bar, a more intimate dining area offers a quieter setting, ideal for guests seeking a relaxed meal while still enjoying the pub's inviting atmosphere. The interior layout is both practical and versatile, with the bar serving as a central focal point that efficiently supports the surrounding trading areas. Directly behind the bar sits a generously sized trade kitchen, well-equipped and serviced by LPG, allowing for a smooth and effective food operation. Accessed from the kitchen, the underground cellar. Externally, the property continues to impress with a variety of outdoor spaces. To the front, a paved seating area offers an attractive spot for casual drinks, while to the rear, a patio with partially covered sections provides flexibility for year-round use. In addition, a gravelled parking area is situated to the side and rear, offering practical convenience for visitors. Beyond this, a large beer garden presents significant potential, creating an excellent opportunity for outdoor dining, events, and further

TRADING STYLE

The pub currently benefits from a steady and loyal customer base, serving both local villagers and visitors from the nearby air-force bases, which brings a unique and consistent trade dynamic. The existing food offer is centred around an American theme, resonating particularly well with the local US clientele who enjoy an authentic taste of home, providing a distinctive point of difference within the area. There is relatively limited competition in the immediate vicinity, including within Mildenhall itself, which positions the pub well to further strengthen its presence and capture additional market share. A new license may look to build on this solid foundation by refining and evolving the food and drink offer, maintaining the popular US-inspired elements while potentially introducing complementary dishes to broaden appeal. There is clear scope to extend trading hours and maximise the use of the external areas, particularly during warmer months, creating further opportunities for increased revenue.

ACCOMMODATION

Private Accommodation

The private accommodation comprises five bedrooms and a bathroom to the first floor, with a separate entrance and private garden. Presently the domestic kitchen and living room are situated on the ground floor to the left side of the building.



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Children Play
Area



Kitchen



Live Music

FINANCIAL

Weekly Rent: £500.00

Security Deposit: £6,500

Working Capital: £2,000

Stock: £6,000

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 community-minded individual or couple to take on a well-positioned pub with strong potential for further growth. There is clear scope to build a vibrant and engaging offer centred around live entertainment, sport, and the development of functions and private events, helping to establish the pub as a key social destination within the area. The successful licensee(s) will be passionate about becoming an integral part of the local community, actively encouraging local groups and organisations to make full use of the function space for meetings, gatherings, and celebrations. A hands-on and proactive approach will be essential, with a focus on creating a welcoming and inclusive environment that appeals to a broad customer base. There is also an opportunity to introduce or develop a food offering, and while prior catering experience would be advantageous, it can be built upon to complement the overall business. Alongside this, a strong emphasis on marketing and business development will be key, with the ability to implement an effective social media presence and a well-structured weekly calendar of events to drive footfall and repeat visits. The ideal licensee(s) will bring energy, creativity, and a clear vision for the pub's future, recognising opportunities to enhance the offer and maximise its full potential. With the right leadership and commitment, this pub is well placed to thrive as a lively, well-supported hub at the heart of the community.

FUTURE PLANS

We are expecting to invest in the internal and external of the pub in conjunction with our next licensee. Detail of the plans can be discussed as part of a mutual agreement



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