admiral
TAVERNS

MARGARET CATCHPOLE, IPSWICH

IPSWICH, IP3 0PQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£19,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Named after the celebrated local adventuress and chronicler Margaret Catchpole, this substantial three-bar public house occupies a prominent position close to Holywells Park, to the south east of Ipswich town centre. Built in 1936, the property is a remarkably well-preserved and largely unaltered example of an inter-war public house, retaining its original plan form and the majority of its contemporary fittings. Its well-detailed architecture and cohesive interior make it one of the more distinguished surviving pubs of its era. Situated opposite a parade of shops and along the same street as the local primary school, the pub sits firmly at the heart of the community. It benefits from strong transport connectivity, with regular bus services operating nearby and Ipswich town centre and Ipswich railway station within easy reach, providing direct mainline services to London Liverpool Street and connections across East Anglia. Road access is convenient via the A14, linking the town with Felixstowe, Cambridge and the wider motorway network. In the immediate vicinity, the population comprises a balanced mix of comfortable, established families and older couples, predominantly living in detached and semi-detached housing. With its heritage appeal, strong residential catchment and accessible location, the pub is exceptionally well placed to continue thriving as a valued community hub.

Pub Layout

The main bar is a large room with music, TV and games. The rear bar is presently used for pool and there is a quieter lounge to the right-hand side that has not been used in recent years., but could be brought back in action. The building retains many original features including an open fire and wood panelling to the walls. It is listed on CAMRA's National Inventory of classic pub interiors and is a Grade II* listed building. There is a trade kitchen which is presently not in use and will require some upgrading to enable the pub to be able to offer light bites. At the rear on the left side is a spacious patio area, overlooking the local bowls green, with room for around a dozen tables. Then to the far rear of the pub is a grassed beer garden, sheltered by mature shrubs and trees. It should be noted that the land to the right side of the pub is excluded and is earmarked for sale as a small development for four houses.

TRADING STYLE

Until recently, the pub was proudly operated by the same family for over 20 years, establishing itself as a well-known and trusted hub at the heart of the community. Traditionally wet-led, it built a loyal following through strong ties with local sports teams and a vibrant atmosphere centred around live sport on TV. Reintroducing premium sports coverage such as Sky Sports and TNT Sports would be a natural and highly valuable addition, drawing in both regulars and new customers looking for a lively, match-day experience. Beyond sport, the pub presents an excellent opportunity to strengthen its position as a true community hub. A calendar of engaging activities and initiatives would resonate well locally from quiz nights and live music to themed evenings and seasonal celebrations. Charity events and partnerships with local groups would further enhance its reputation, creating a welcoming, inclusive environment that appeals to a broad demographic. With the right balance of televised sport, quality drinks, and a strong programme of entertainment and community-focused events, the pub is perfectly placed to re-establish itself as a thriving and much-loved local destination.

FINANCIAL

Weekly Rent: £240.38
Estimated Annual Turnover*: £259,072
Security Deposit: £6,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £5,000
Stock: £8,000
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 may be available for the right licensee.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Function Room | Kitchen | Live Music | Open Fire

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

The Margaret Catchpole has outstanding potential for an experienced, community-minded licensee who can deliver excellent, consistent standards across every aspect of the business. With the right leadership, it can firmly establish itself as a welcoming, well-run pub at the heart of its local area. The ideal licensee will combine hands-on hospitality with strong commercial awareness. Being a visible, personable host, someone who knows their customers, sets the tone, and leads from the front will be key to building loyalty and driving repeat visits. At the same time, success here will require the discipline to step back and focus on actively developing the business. Strong marketing and communication skills will be essential. A licensee who can effectively promote events, engage with the local community, and maintain a consistent presence both in-house and online will be well placed to grow trade. Balancing operational excellence with forward planning, promotion, and community engagement will unlock the pub's full potential and ensure sustainable long-term success.

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