



THREE HORSESHOES, BARROW

BARROW, IP29 5AP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,250

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Located approximately eight miles west of Bury St Edmunds and just two miles from the A14, Barrow is a picturesque village in the heart of Suffolk. Surrounded by beautiful countryside, it is home to a range of traditional amenities, including a village hall, doctors' surgery, primary school, and village green. There is also a convenience store, post office, equestrian shop, poodle parlour, and coffee shop within the village, as well as a popular nearby campsite. The village benefits from excellent transport links, with easy access to the A14 providing connections to Bury St Edmunds, Cambridge, Ipswich, and the wider motorway network via the M11 and A1(M). Regular bus services also connect Barrow with surrounding towns and villages, making it easily accessible for both residents and visitors. The Three Horseshoes is prominently located on the main road through Barrow, occupying a central position within the village and benefiting from passing trade as well as local custom.

Pub Layout

Internally, the Three Horseshoes features two well-appointed bar areas that cater to customers looking to relax, socialise, and enjoy a traditional pub atmosphere. To the rear, an extended section provides additional flexibility and is currently utilised as a dining and function space, while also incorporating a dedicated sports area with a pool table, making it ideal for community events, celebrations, and social gatherings. The pub is further supported by a well-equipped catering kitchen, providing an excellent foundation for a quality food offering. Externally, the property benefits from a generous car park and an attractive rear garden with a decked seating area, offering valuable outdoor trading space that can be enjoyed throughout the year. The Three Horseshoes is presented in very good condition and has been carefully maintained by the current experienced publican, allowing a new licensee to step into a well-cared-for business with strong existing foundations and plenty of potential for future growth.

TRADING STYLE

The Three Horseshoes is a community-focused local pub serving its regular customers. The pub currently trades on an approximate 50/50 split between food and wet sales and offers a simple food menu, including popular Sunday roasts. The business also hosts regular live music and quiz events, which help drive customer engagement and reinforce its position at the heart of the local community. There is a significant opportunity to further develop and grow the food side of the business while continuing to build on its strong community presence and existing customer base.

ACCOMMODATION

Private Accommodation

Consists of two good sized double bedrooms, domestic kitchen, lounge and bathroom.

FINANCIAL

Weekly Rent: £567.31

Estimated Annual Turnover*: £414,000

Security Deposit: £7,250

Working Capital: £3,000

Stock: £5,000

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.



Beer Garden



Car Park



Cask Ale



Function Room



Kitchen



Live Music



Open Fire

BDM VISION

This is an excellent opportunity to take on a successful and well-established pub with a loyal customer base and strong levels of existing trade. We are seeking an experienced licensee who can maintain the pub's position at the heart of the local community while identifying opportunities to grow the business further. A good understanding of food operations will be important in developing and enhancing the current offering, alongside the ability to effectively promote the business through marketing, social media, and local engagement.

