



WALNUT, STOWMARKET

STOWMARKET, IP14 1NE

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£13,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Walnut Tree is located in Stowmarket, a market town in Suffolk very close to the A14 trunk route between Bury St Edmunds and Ipswich. Over recent years the area has benefited from an influx of people thanks to new housing and businesses, with a current population of 150,000 and still continuing to grow. The pub is situated close to the town and is surrounded by good quality local housing. It is also situated close to small out of town retail areas, and a local business park which has Scania located there.

Pub Layout

As you enter the pub you encounter a small patio, occasionally used for food trucks, but a great space for benches. Through the main door and you arrive at the main bar counter and an L-shaped trade area with approx. 20 seats and cosy fireplace. There is also a back room great for groups, events, local clubs and societies, also with a fully functioning bar and double doors out to the exceptional enclosed courtyard garden with the ladies and gents' toilets located in between the two trade spaces. The style of the pub is traditional and cosy with a modern touch.

TRADING STYLE

The pub has been operating for approximately 5 years as a specialist craft and cask pub....a real destination pub for the avid beer lover. The outside area is amazing, with a modern bare wood finish and colourful furniture making the area a comfortable sun trap for the sunny days, which is a huge attraction in the warmer months.

ACCOMODATION

Private Accommodation

The private accommodation is in good condition, and consists of a lounge, 2 good sized bedrooms, a kitchen, an office, and a bathroom/toilet.

FINANCIAL

Weekly Rent: £265.00

Annual Rent: £13,780

Estimated Annual Turnover*: £209,766

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.



Beer Garden



Car Park



Cask Ale



Function Room



Kitchen



Food Preparation Area



Open Fire



Sports Teams

BDM VISION

In the future this pub needs to be the hub of the village community. The new licensee will need to be a peoples person who can successfully engage with the locals to steal the market share. Sports teams, potentially sports viewing, actively engaging with clubs and societies as well as the ability to bring in a discerning custom base will be key elements that you will need to be focussed on to drive the business forwards. You will also need to have a great cask and craft offer, as well as offer more mainstream products for the nearby residents and potential regulars from the immediate town vicinity. There should be strong cask ale credentials, and well ranged wines and spirits available. A creative back bar food offer could also be crafted to supplement the business.

