



Angel Hotel

To Let

Nil Premium, with a Rent of **£70,000** exc VAT

Angel Hotel, 18 Market Place, Lavenham, Suffolk, CO10 9QZ

AT A GLANCE

- Prominent central Market Square Location
- Popular Tourist Destination
- Large restaurant area with main bar (60)
- Floor Area of 5,511 sq ft
- Excellent road links to Sudbury and Bury St Edmunds
- Premium/affluent location
- 9 en-suite letting rooms
- Extensive trade garden
- Grade II Listed
- New 'Free of Tie' Lease

Viewing And Further Information

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PROPERTY

The Angel has the benefit of being located within the main market Square of Lavenham. Originally a 15th Century timber-framed and plastered building with cross wings at the north-west and south-east ends but the north-west cross wing now forms part of the property Nos 16 and 17. Roof tiled. Two storeys. A wing extends to the north-east with part of the upper storey jettied at the north-east end. The interior has good features including a 16th Century plaster ceiling on the upper storey and earlier wall paintings.

The interior has been stripped and requires refitting. Trading areas consist of an open plan main trade area, with a central 'horseshoe' servery, large inglenook (wood burner) fireplace. The area could accommodate up to approximately 60 seated customers when fitted out. There is immediate access to the trade kitchen, with prep area leading to the back yard area and garden. Reception room just off main bar, with small office space. Side door access to ladies and gents WC and staircase leading to 1st floor letting rooms. No.7 letting room is located on the ground floor immediately next door to the property, with access from Prentice Street consisting of 1 double bedroom and en-suite bathroom.

1st Floor consists of 8 en-suite letting rooms, with a separate breakfast/function room. Fire escape leading down to main yard.

External area consists of a large garden space laid to grass, with several store sheds, as well as an outside wooden bar. The area could comfortably sit approximately 60 customers. There is also a further outbuilding in the main yard that has previously been utilised as a 2nd kitchen area, with full extraction still in situ.

PLANNING

The property is Grade II listed and situated within a Conservation Area.

MEASUREMENTS

Site Area - 0.267 acres

Total floor area of 5,511 sq ft

*Measurements are taken from digital mapping and are approximate.



THE BUSINESS

The business is closed and no trade is warranted or sold. We have no access to previous trading information.

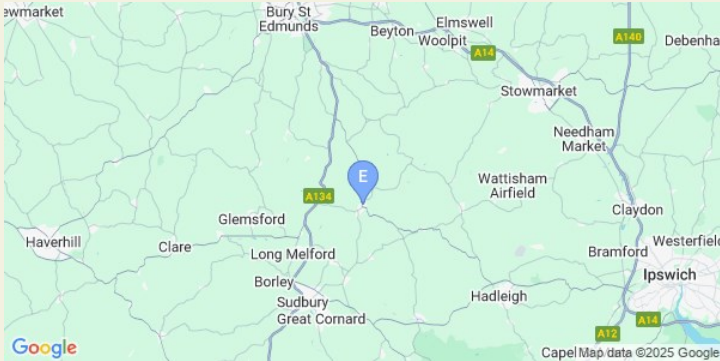
RATES & CHARGES

Rateable Value - £39,000 as of 1st April 2023.

TENURE

The property is available by way of a new, 20-year 'free of tie' lease with an initial rent of £70,000 per annum, exclusive of VAT. There is no premium payable for the benefit of the new lease. The new lease will be on a Full Repairing and Insuring basis with Annual RPI increases (min 2.5% / max 5%) and 5 yearly open market rent reviews. Ingoing rental incentives may be offered, subject to the tenant's assessed covenant strength and overall business plan. Applicants must have sufficient capital available to cover 3 months' rent, along with building insurance, standard £1,750 legal fees contribution and working capital. Proof of funding and a business plan will be required, along with a deposit equivalent to 6 months rent + VAT.

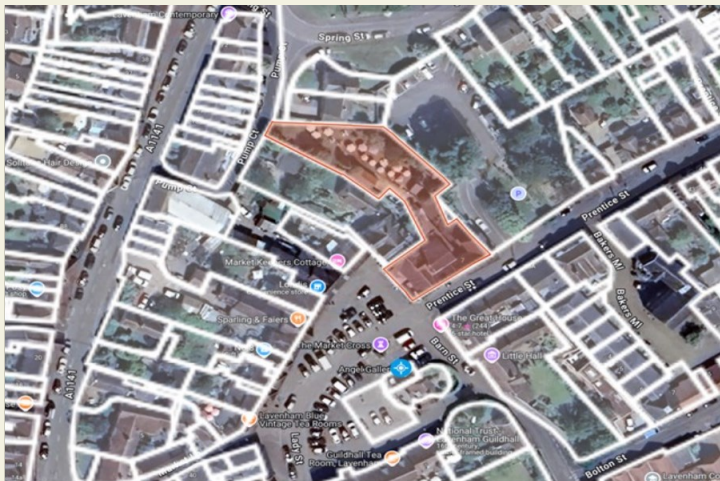




LOCATION

The Angel is conveniently situated in the main market square of Lavenham

Lavenham is an affluent village located in the heart of the county of Suffolk. Voted 'Best Village in Suffolk' by 'Which' in 2023 and came 6th in the UK. Picture tiny streets lined with timber-framed buildings, an expansive market square surrounded by iconic Medieval and Tudor halls and a thriving community with independent shops, cafés and restaurants with plenty to see and do.



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