

FREEHOLD VACANT PUB IN CHARMING MARKET TOWN SUDBURY, SUFFOLK



THE LADY ELIZABETH (FORMER BLACK BOY HOTEL), 7 MARKET HILL, SUDBURY, SUFFOLK, CO10 2EA

- Prominent position within centre of attractive market town
- Self-contained upper parts with seven en-suite letting bedrooms
- One-bedroom self-contained managers flat at rear of ground floor
- Total site area approx. 823 sq m (8,855 sq ft)
- May suit alternative uses, subject to obtaining the necessary consents

REDUCED GUIDE PRICE £380,000 (+ VAT IF APPLICABLE)

SUBJECT TO CONTRACT

CounF332

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com
Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS • R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS • Associate Director C. Craig MSc (Hons) MRICS

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Location

The pub is situated in the heart of the attractive market town of Sudbury, approximately 20 kilometres (12 ½ miles) northwest of Colchester. It occupies a prominent position fronting the one-way system within the town's main shopping district, circa 450 metres northwest of Sudbury Station.

Nearby national occupiers include:- Greggs, Specsavers, Savers, Boots, Costa Coffee, Lloyds Bank and Loungers. The journey time from Sudbury Railway Station into central London (Liverpool Street Station) is around one hour and twenty minutes via Marks Tey.

Location plans are attached – [Link to Google Location Plan](#) – [Link to Google Street View](#).

Description

Terraced building with a coaching entrance, arranged over three storeys above part-basement beneath a multi-pitched, clay tiled covered roof. The internal accommodation can be summarised as follows:-

- Ground Floor: Open plan trading area decorated in a tradition style fitted with a single bar servery with a raised bar/seating area to the rear. It benefits from two sets of male and female customer wc's. A trade kitchen and a self-contained one-bedroom manager's flat are located to the rear.
- First Floor: Benefits from self-contained access and provides five en-suite letting bedrooms.
- Second Floor: Provides two additional en-suite letting bedrooms.
- Basement: Cold beer store and general ancillary storage area.

A site plan is attached.

Promap Measurements:-

Building Footprint	287 sq m (3,088 sq ft)
Total Site Area	823 sq m (8,855 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Licensing

The property benefits from a Premises Licence permitting the sale of alcohol from 10:00am until 11:00pm on Sunday, and from 9:00am until midnight on Monday to Saturday.

Planning

From informal enquiry of Babergh District Council, we have been advised that the property is Grade II listed and lies within the 'Sudbury Conservation Area'

Rating Assessment

The property is listed within the Rating List as a Public House and Premises with a Rateable Value of £25,000, with effect from 1st April 2026.

Tenure

Freehold with vacant possession.

However, the owner will also consider rental bids for a new Free-Of-Tie lease, all terms to be negotiated.

Basis of Sale, Further Information & Viewings

Guide price £380,000 (+VAT if applicable) for the freehold interest with vacant possession upon completion. Prospective purchasers are requested to undertake an external inspection in the first instance. For further information or to organise a viewing, please contact Panayiotis Themistocli on either tel. 07973 856 232 or email. panayiotis.themistocli@agg.uk.com.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all purchasers. Prospective purchaser(s) will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

NB:- In 2021 the vendor decided to change the pub's name from the Black Boy (which it had been since c.1820), and asked the people of Sudbury to come up with names to be voted on. The outright winner was The Lady Elizabeth.

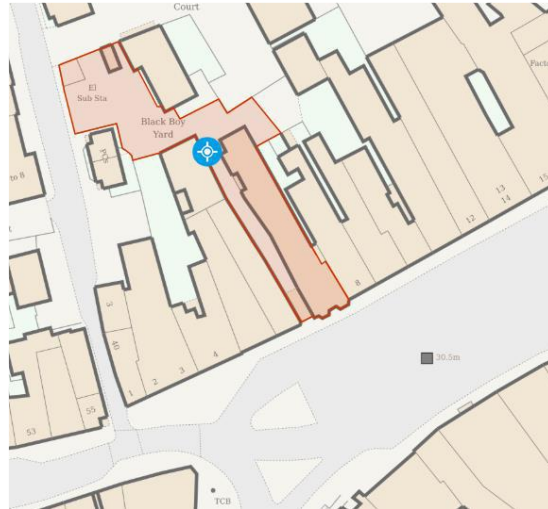
Lady Elizabeth de Burgh (1295-1360) was a member of the wealthy De Clare family which gave its name to Clare College, Cambridge.

Site Plans

Source: HM Land Registry



Source: Nimbus Maps.



The area cross hatched in blue is subject to a right of way. The area edged green has been removed from the Title and is not included within this sale. There is an electricity sub-station located at the rear of the demise. The above plans are not to scale and are provided for indicative purposes only.

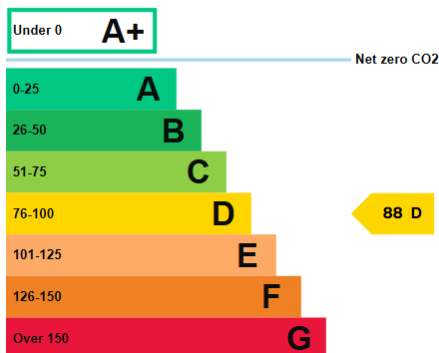
EPC

EPC Rating "D" 88. [Link to EPC Certificate](#)

The Lady Elizabeth 7 Market Hill SUDBURY CO10 2EA	Energy rating D
Valid until 16 September 2034	Certificate number 3635-7959-0080-2411-7377

Energy rating and score

This property's energy rating is D.

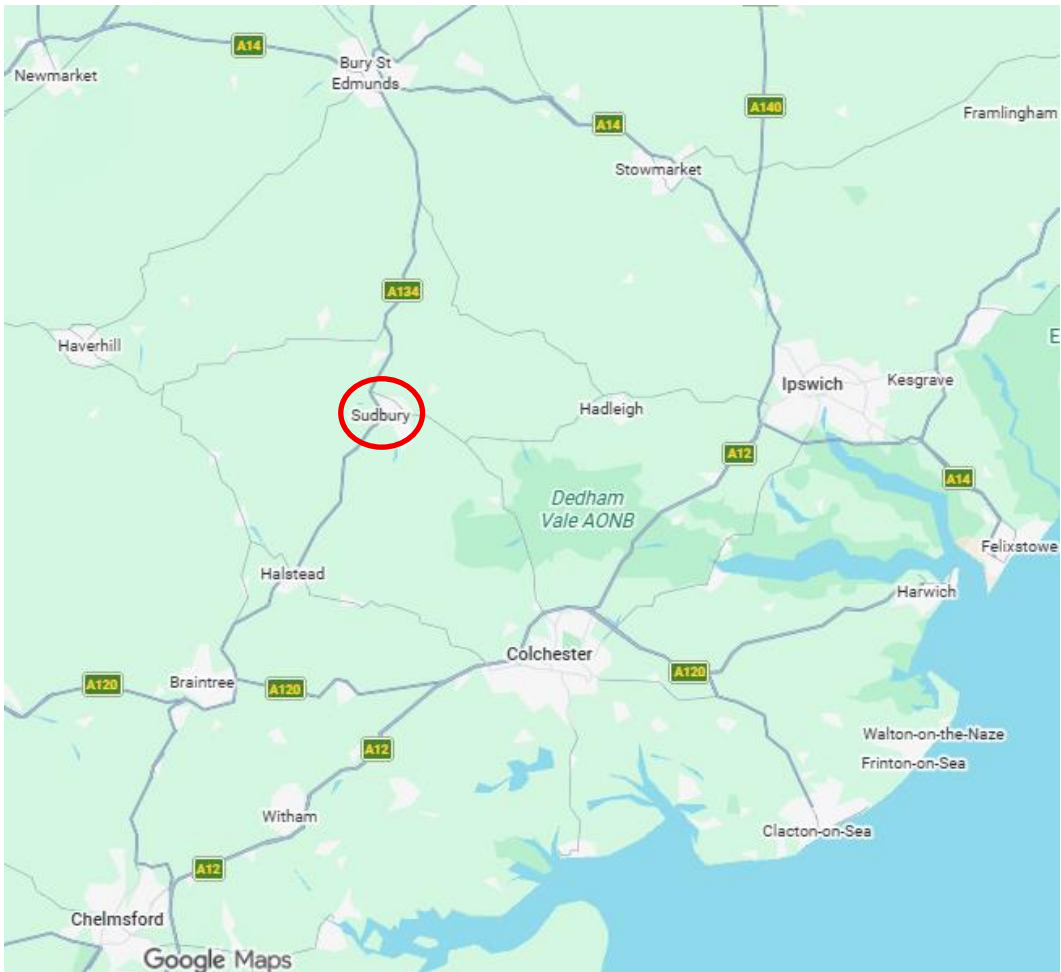


Additional Photos



NB:- All red lines drawn around the site on arial photos are provided for indicative purposes only.

Location Plans



Google Maps. Not to scale - Provided for indicative purposes.