



FALCON INN, FELIXSTOWE FELIXSTOWE, IP11 9DS

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Falcon enjoys a prime position on Walton's main high street, a suburb of Felixstowe within the East Suffolk district in the East of England. Just a mile from Felixstowe town centre, it's easily accessible on foot with a pleasant 20–30 minute walk, or via local bus routes. The pub is surrounded by a variety of local amenities, including convenience stores, takeaway outlets, a post office and charming tea rooms. As the only pub in the immediate area, the Falcon holds a distinctive place at the heart of the community, both socially and commercially. Felixstowe itself has a population of just under 25,000, with around 13,000 residents aged 18–64 and approximately 7,000 over the age of 65.

Pub Layout

As you step into the pub, you're welcomed by the central bar server directly ahead. This hub features three main service points and a distinctive central pillar with a back bar display. To your left, a cosy seating area with an open fire sets a warm and inviting tone. As you move around, you'll come across a pool table and jukebox, followed by a darts oche, before circling back to additional seating. The toilets are located down a corridor at the rear of the pub. At the front, picnic benches offer the perfect spot to relax with a drink outdoors and watch the world go by.

TRADING STYLE

The Falcon Inn, located in Walton, Felixstowe, is a cherished community pub known for its warm and inviting atmosphere. Under current ownership since November 2021, the pub offers a variety of amenities and events that cater to locals and visitors alike. Patrons can enjoy live music, quiz nights, darts and a pool table. The establishment also features a function room with a private garden, making it suitable for events and gatherings. Notably, The Falcon Inn is pet-friendly, welcoming guests to bring their furry companions along.

ACCOMMODATION

Private Accommodation

The licensee accommodation is extensive. A large lounge, four bedrooms, bathroom and kitchen are all in good condition. There is even a small enclosed roof terrace accessed from here.

FINANCIAL

Annual Rent: £25,500

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £1,000

Stock: £4,500

Business Rates: £Nil. Based on the April 2023 rating list, the Zero 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



Sports Driven



Community
Local



Open Fire



3+ Private
Bedrooms



Cask Ale



Function Room



Live Music



Kitchen

BDM VISION

The Falcon is a well-established and ideally located pub with tremendous potential. To truly thrive, it requires a clear and consistent weekly rhythm, bold sales-driving initiatives, and an unwavering commitment to exceptional hospitality. The offer should deliver strong value cues to drive footfall while also appealing to the premium market with a carefully curated product mix that enhances the overall guest experience. This venue is primed for success, but it needs a passionate and dynamic licensee, someone who can connect authentically with the local community and bring fresh energy to a competitive landscape. Creativity, charisma, and a genuine love for hospitality will be the driving forces behind unlocking this pub’s full potential.



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