



Dog Inn

65 Holt Road, Horsford, Norwich, Norfolk, NR10 3DF

- Located in the Village of Horsford, Norfolk
- Two-Storey Detached Pub & Tearoom
- Main Bar (30) & Games Room (18)
- Two Trade Gardens (106) & Car Park (18)
- Two Bedroom Accommodation
- Detached Tearoom in Addition

Leasehold - Nil Premium



LOCATION

The Dog Inn is situated on Holt Road in the busy Norfolk village of Horsford. The village is situated in the centre of the county and is located only 5 miles north from the City of Norwich. The property is 9.1 miles south of the historic market town of Aylsham and 18 miles east of the large town of Dereham. The area benefits from a variety of notable landmarks and amenities such as the City of Norwich Aviation Museum, Norwich Rugby Club and the Wensum Valley Golf & Country Club, all within a short drive of the village. Also found within Horsford itself is a pharmacy, post office, primary school and the Horsford Forest which has been designated a County Wildlife Site.

The village is in close proximity to the A1270, a vital ring-road around Norwich. The A140 Cromer Road is nearby providing fast road access to the North Norfolk coast. The closest train station to the village is found 8 miles east in the village of Salhouse which sits on the Greater Anglia Bittern Line between Norwich and Hoveton and Wroxham stations. Regular village bus services also allow travel to the nearby towns of Holt, Aylsham & Sheringham. The nearest airport is the Norwich International Airport which is located only 2.9 miles south-east.

DESCRIPTION

The Dog Inn occupies a Grade II Listed two-storey detached brick building under slate tiled roof. The property benefits from being located in a prime position within the centre of the village and has a sizeable car park, detached outbuilding/tearoom and two bedroom owners accommodation.

PROPERTY

GROUND FLOOR

Entrance to the property via entrance hall which in turn leads to the Main Bar. The bar provides seating for 30 with a brick bar servery, brick fireplace and two TVs.

From the main bar is access to the Games Room, which has seating for 18. The games room is equipped with a jukebox, pool table, dartboard and TV.

Ancillary areas include:

Fully fitted commercial kitchen

Ground floor cellar which includes a cooler and a Python system

Owners private office/dining room.

FIRST FLOOR

Private owners accommodation comprising:

2 x Double bedroom

Lounge

Reception Room

Shower Room

EXTERNAL

To the side of the property is a tarmac car park with space for 18 vehicles.

To the front of the property there is a trade garden with seating for 60.

To the rear of the property is a trade garden with seating for 46 predominantly laid to lawn. This area also houses a decked smoking shelter with seating for 22.

Furthermore there is a private owners garden and courtyard with store and log store.

The property includes a brick outbuilding with slate tiled roof which is currently used as a tearoom.

THE BUSINESS

The Dog Inn currently operates as a 100% wet-led community public house serving residents in the immediate vicinity and surrounding villages. The most recent tenants have been in the property for just over 9 years and in that time have built up a well established business with trade benefiting from hosting a pigeon club and 2 darts teams that partake in the local leagues. As well as this live sporting events are shown with the current installation of BT television. It is in our opinion that the introduction of a food offering by operating the currently unused food kitchen could further trade.

The most recent tenants have also improved the structure of the property by converting an adjacent brick built outbuilding into a Tearoom which we believe could be continued with minimal effort.

No trade is sold or warranted. Historic trade accounts are unavailable. Prospective purchasers must make their own assumptions as to likely trade levels having due regard to the location and potential of the site.



TENURE

LEASEHOLD - NIL PREMIUM

Trade fixtures & fittings as described above are under the ownership of the existing lessee, and are available via separate negotiation.

The property is offered on a new 20 year fully repairing and insuring lease agreement from Wellington Pub Company. Guide rent £32,500 per annum, paid quarterly in advance, subject to 5 yearly rent reviews in conjunction with annual RPI (capped at 5% and collared at 2.5%). A rental deposit equivalent to 3 months rent is required in advance supported by personal guarantors. The lease will be free of all trade ties. All negotiations are subject to covenant strength.

An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the premium, rental deposits, outstanding dilapidation's/redecoration, stock, working capital and solicitors fees as a minimum. A new standard lease legal fee contribution of £1,500 will be required.

No direct approach to be made to the business, with all communications directed through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

A full Premises License is held permitting the sale of alcohol by retail:
Monday to Sunday 07:00-01:00

SERVICES

All main services are connected.
Rateable Value is £5,375.



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