



File Ref: E-017440

Kings Head

North Road, Hemsby, Nr Great Yarmouth, Norfolk NR29 4LR



Tenure
To Let


Price
Nil Premium


- Located along Norfolk's sought after coastline
- Central village public house and restaurant
- Public bar, restaurant, snug and conservatory
- Enclosed trade garden, patrons car park
- Private owners accommodation, free of tie lease



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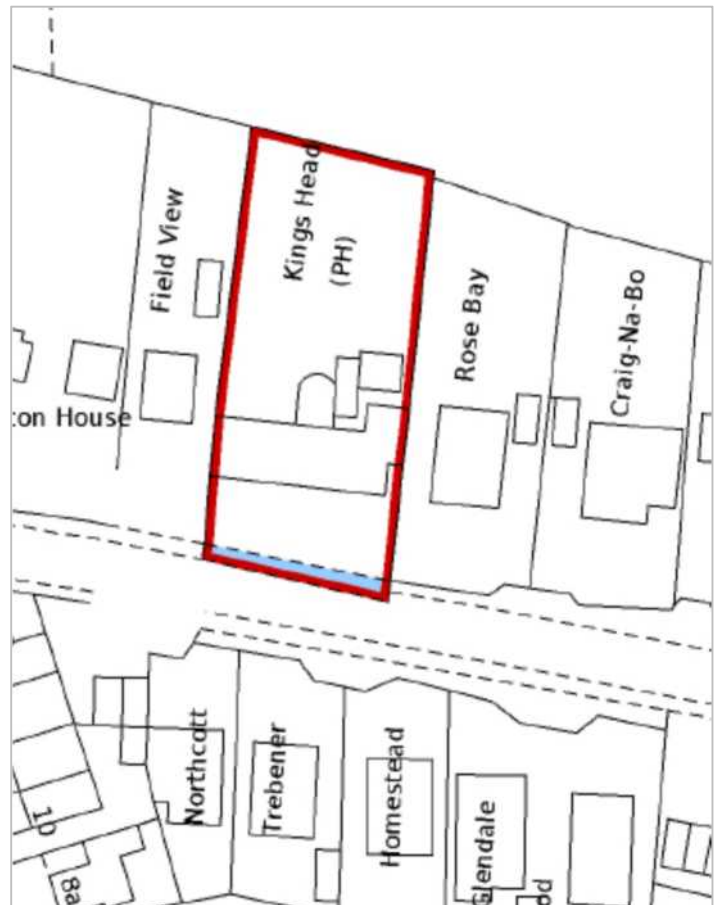
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Location

The Kings Head is prominently located in the centre of this popular village within a residential and tourist area. The village of Hemsby is located approximately 8 miles north of Great Yarmouth, off the A149 main road. The world renowned Norfolk Broads and the popular broadland town of Potter Heigham are 7 miles east. Norwich is a further 21 miles west via the A47.

Description

A two storey detached property of brick construction under a pitched tiled roof, with a conservatory extension to the rear of the main building. Public and trade areas are located over the ground floor with private living accommodation over the first floor.



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Viewing

Strictly by appointment only through Fleurets East office on 01223 402 600. Please note, the property has ceased trading and is closed.

Trade

No trade is warranted or sold.

The property is currently closed with the business having ceased trading in August 2019. We are unaware of the previous tenants' trade and therefore no trading information will be made available.

Accommodation

Public areas

Main bar - with banquette seating, partly carpeted, fire with inset log burning effect fire (not working), bar servery with wooden counter top.

Snug - with decorative dado rail and half panelling to walls.

Lobby - providing access with gentlemen's W.C and door to rear garden.

Restaurant - brick fire surround with open grate, dispensing servery.

Snug – second snug area with brick fire surround with door to front.

Conservatory - part brick with UPVC framed windows, carpeted with door leading to garden.

Ancillary areas

Trade kitchen - with stainless steel extraction canopy hood, single drain and sink unit, pot wash.

Lobby - with access to ladies W.C and to rear garden,

Owners accommodation

Located across the first floor, comprising domestic kitchen with dining area, three double bedrooms, lounge and bathroom.

External

The front of the property is a forecourt recess providing off road parking for up to eight vehicles.

The rear of the property is an enclosed trade garden with various outbuildings, one containing the cellar. To the immediate rear of the property is a patio area.

Tenure

Leasehold. A new full repairing & insuring lease for a proposed term of 20 years to be agreed on free of tie terms is available at a commencing rent of £25,000 per annum exclusive subject to annual RPI increases and 5 yearly open market rent reviews.

Minimum Capital Required

Applicants must be able to demonstrate a minimum capital of £35,000 to cover stamp duty, land tax, one quarters rent in advance, legal fees and working capital, along with the required three month rent deposit.

Application Procedure

Applicants are requested to complete a Criterion Asset Management application form and provide a business plan, along with cash flow forecast and evidence of funding at an interview. To obtain an application form please contact Fleurets directly.

Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Monday - Thursday 10:30am - 00:30am

Friday - Sunday 10:30am - 01:30am

Business Rates & Council Tax

The property is in an area administered by Great Yarmouth Borough Council. The 2017 Rateable Value has been assessed at £3,700. 100% small business rates relief might apply to this property. The domestic accommodation is within Band A for council tax purposes.

Planning

We have made enquiries with the local authority and can confirm the property is not listed and does not lie within a conservation area but is listed as an Asset of Community Value (ACV). For further information please contact the local authority.

Services

We are informed that the premises benefit from all mains services.

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Further Information

1. The lessee will be responsible for the landlords legal costs, estimated at approximately £1,500 plus VAT.
2. All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable.
3. A deposit will be required, equivalent to 3 months' rent plus VAT.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



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