



File Ref: E-017668a

Ship Inn

18 The Street, South Walsham, Norwich, Norfolk NR13 6DQ



Tenure
To Let


Price
Nil Premium


- Unopposed Norfolk Broads dining pub
- Significant visitor area
- Bar/restaurant (40), car park (20)
- Terraced rear garden (44)
- Private owners' accommodation



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Leisure Property Specialists

Ship Inn

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Location

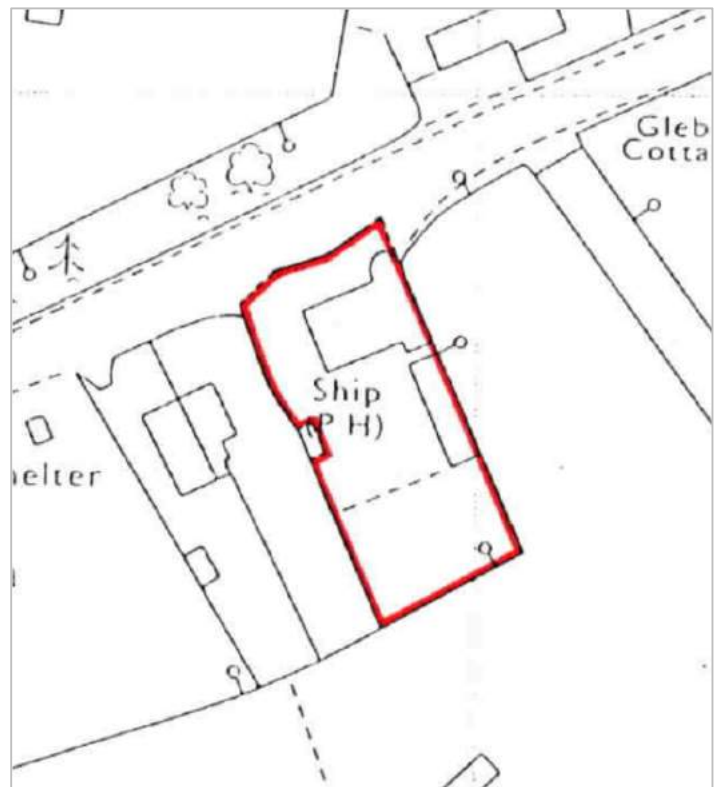
The Ship Inn is located along The Street in the centre of this well-known and much visited Broadland village of South Walsham, approximately 6 miles south east of Wroxham, 12 miles north west of Great Yarmouth, 9 miles north east of Norwich and just 4 miles north of the busy A47.

The area is renowned for being within the world famous Norfolk Broads and South Walsham broad is within walking distance of the pub. The village has around 800 local residents with numbers increasing during popular tourist months.

Description

A detached public house of brick construction under painted exteriors and a pitched tiled roof. The property provides trade and private living accommodation over two floors with a converted attic. The property has been more recently extended at the rear with a single storey protrusion.

There is a useful patron's car park to the side and landscaped trade gardens for external business.



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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

Currently operated under a tenancy arrangement, trading 6 days a week (closed Mondays), the current tenants have built an excellent reputation for their food and local real ales, that attract custom from around the area. It suits an operator keen on continuing with the excellent reputation the pub has locally and is a perfect opportunity for a chef/patron.

Please note that no trade is warranted or sold and no trading information will be made available.

Accommodation

Ground floor

Entrance lobby from the front leads directly to the public bar with seating provided for approximately 16 covers including bar stools with wood flooring and brick fireplace. Bar servery with wooden counter top and bay window to front overlooking main road.

Rear lobby with ladies and gentlemen W.C's and access to patrons garden.

Dining room. Two tier trading section providing 24 covers, carpeted with counter servery.

Ancillary areas

Basement cellar with dray drop.

Trade kitchen - fitted and equipped with a range of stainless steel catering equipment, prep area and wash up area.

Owners' accommodation

Located across the first floor, comprising double bedroom, lounge and bathroom. Converted attic area provides 3 interconnecting bedrooms.

External

The property is slightly elevated and recessed from the main road with a raised patio and outside seating for 14.

To the side of the property a drive way provides access to a patrons car park marked for approximately 20 spaces.

To the rear is a landscaped three tier terrace beer garden leading out onto a further lawned garden with enclosed storage yard with corrugated plastic roof providing storage area. Garages and storage. Outbuildings providing furniture store and laundry room.

Tenure

Leasehold. A new full repairing and insuring lease for a proposed term of 20 years to be agreed on free of tie terms is available at a commencing rent of £30,000 per annum exclusive. Subject to annual RPI increases and 5 yearly open market reviews.



Minimum Capital Required

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

Application Procedure

Applicants are requested to complete a CAM 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 existing fixtures and fittings which are at the property belong to the current tenant and will be required to be purchased. Any items and fixtures and fittings that remain on the premises at the time of completion will be included in the letting. 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 move 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 – Sunday 11:00am – 00:00am

Business Rates & Council Tax

The property is in an area administered by Broadland Council. The 2017 Rateable Value has been assessed at £20,500. The domestic accommodation is within Band B 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.

EPC

The property has an EPC rating of D.

Services

We are advised that oil central heating via radiators is connected with bottle gas for cooking. The property is connected to mains water and drainage.

Further Information

1. The Lessee will be responsible for the Landlord's 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 three month's 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.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). 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.

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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