

# The Ship Inn

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

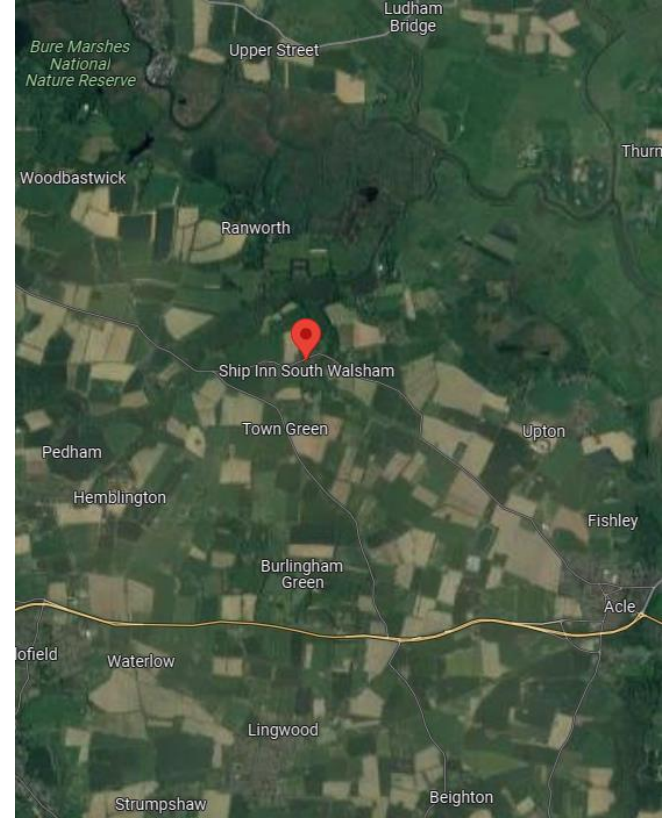
**FREEHOLD / Offers in Excess of £400,000 PLUS VAT**



# Site Location



## SITE LOCATION



BOUNDARIES APPROXIMATE – PLEASE SEE TITLE DETAILS FOR EXTENT OF OWNERSHIP

# The Property



## THE PROPERTY

### Opportunity

A local landmark, this detached public house believed to date from the 17<sup>th</sup> century, is now available for sale freehold. Situated in the desirable, north Norfolk village of South Walsham, the property is well located for the tourist attractions of the Norfolk Broads and coastline. The building has lots of character and would be a fantastic opportunity for a new operator to create a new venue to serve the local community and surrounding area.

### Location

Situated on a rectangular plot measuring approximately 0.3 acres, the pub is set back from the roadside in an elevated position. It is brick built (painted) under a red pantile roof. Located on the southern side of The Street in South Walsham, this large village is approximately 3 miles north west of Acle. The village has good links to the A47 which runs between Norwich (9 miles) and Great Yarmouth (12 miles).

### Arrangement

The property measures approximately 3223 sqft / 292sqm (GIA floor area). Internally, the premises has two principal trade areas (circa 16 and 24 covers respectively), both of which are accessed off a central lobby. Both trade spaces have their own bar serveries. A commercial kitchen with a prep and wash-up area can service both rooms. The single storey extensions to the rear provide useful storage space.

At first floor, the manager's accommodation comprises a double bedroom, lounge and bathroom. The loft conversion has created 3 interconnecting rooms which could be used as a master bedroom and dressing room.

Externally, the vehicular access to the side serves a customer car park stretching the length of the site, with space for approximately 20 vehicles. Also at the rear, is a tiered beer garden, beginning with a patio space leading down to an area laid to lawn.



# Sales Information

## SALES INFORMATION

### Licensing

Licensed to supply alcohol from 11.00 – 00.00 Monday – Sunday.

### Rates

The property is situated in an area administered by Broadland District Council. The 2023 Rateable Value has been assessed at £16,500 (2017 – £20,500). The ancillary accommodation falls within council tax band B.

### Trade

The property is currently closed and is sold as seen, with vacant possession. As a result, no trade is warranted or sold.

### Planning

The property is not statutory listed and is not located within a conservation area. The property has a Sui Generis public house use. The property may be suitable for alternative uses subject to obtaining the necessary planning consents.

### Services

We are advised that the property utilises an oil based central heating system with bottled gas used for cooking. The property is connected to mains water and drainage. Prospective purchasers should speak with relevant utility companies to confirm the types of connection.

### VAT

VAT will be applicable at the standard rate for commercial properties.

### EPC

This property's current energy rating is D.

### Legals

Each party is to be responsible for their own costs incurred in this transaction.

- The Purchaser will be required to pay an abortive legal fee deposit of £5,000.00 (to be held by the Seller's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The seller will not be providing CPSE's as they have never occupied or traded from the property, they will however endeavour to assist with any reasonable queries to the best of their knowledge. The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time.
- The deposit will be refunded if the Seller is unable show good title or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.
- Completion to be 15 working days thereafter.

### Viewings

Strictly by appointment and accompanied by the vendor's agents.

### Information Pack

An information pack with additional detail is available upon request.

# Your Perfect Property Partner

We believe in the old-fashioned method of conversation. Please contact us to discuss your interest in this property.

Contact our dedicated team today to enquire around our range of property services.

---

#### Important notice

Caldecotte Group themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith set out as a general guide only and do not constitute any part of the contract. 2. No person in the employment of caldecotte group has any authority to make or given any representation or warranty whatsoever in relation to this property. 3. All ordnance survey maps are reproduced with the sanction of the controller of h m stationery office crown copyright reserved and aerial photographs are courtesy of google or microsoft bing maps. 4. The photographs appearing in these particulars show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed the property remains exactly as shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property, it is not intended to be a statement that any necessary planning consent or building regulations or other consents have been obtained. These matters must be verified by any intending purchaser. 7. The property being open to inspection, the purchaser shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendors and the purchaser upon any point whatsoever, not involving a question of law, arising out of these general remarks, the plan or particulars of sale, the matter in dispute shall not annul the sale but shall be referred to the arbitration of the vendors agents whose decision is final and binding on all parties to the dispute and in any such arbitration, the vendors agents shall decide how the cost of such reference shall be borne.