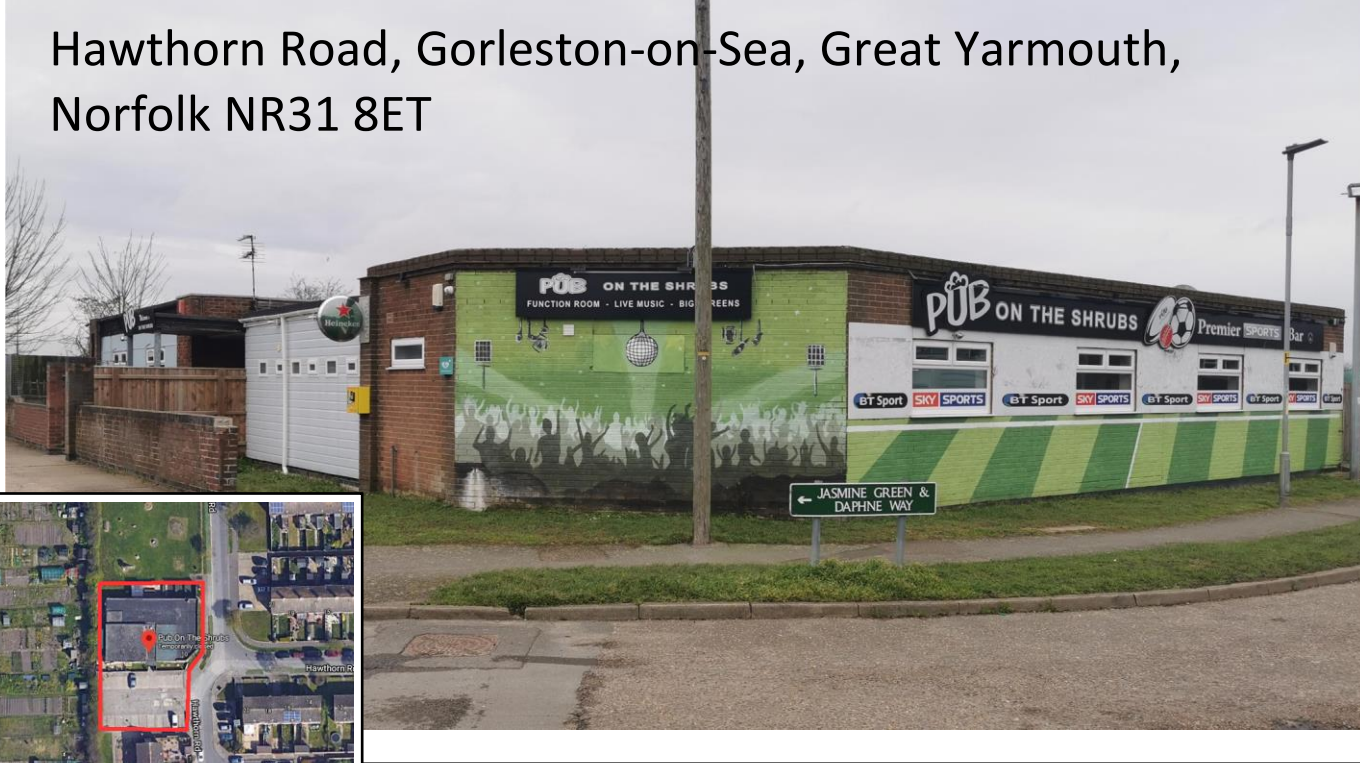


FREEHOLD FOR SALE  
Guide Price : £199,995

## Pub On The Shrubs

Hawthorn Road, Gorleston-on-Sea, Great Yarmouth,  
Norfolk NR31 8ET



## FOR SALE PUBLIC HOUSE WITH CAR PARKING

- Located in a popular residential area
- Long established and successful pub
- Large single storey building
- Car parking to the side
- Profitable business
- Scope to expand sales

# Pub On The Shrubs

Hawthorn Road, Gorleston, Great Yarmouth, Norfolk NR31 8ET



## Location

Gorleston-on-Sea is situated to the south and west side of the River Yare which separates it from Great Yarmouth. The town remains a resort and retains much of its Edwardian charm in the area around the beach which regularly achieves Blue Flag status.

The High Street is currently home to number of British chain stores such as Iceland and Superdrug. Educational facilities include the East Norfolk Sixth Form College, Lynn Grove High School, Cliff Park High School and Oriol High School. James Paget Hospital provides a major health service for the whole area.

The Shrublands is a popular residential estate to the immediate north west of Gorleston town centre and accessed from either A47 via Crab Lane and Almond Road or A143 Beccles Road. The estate is characterised by terraces of two and three bed. houses and blocks of apartments.

## Description

**Property** - a substantial detached single storey building with prominent frontage to Hawthorn Road. The public house comprises of a bar, lounge area, games room, function room, further lounge area, cellar room, kitchen and WC facilities. Outside is a seating area (part covered).

The accommodation extends to approximately 430 sq. m. (4,626 sq. ft.) with large and well proportioned rooms and well maintained cellar. The building is on a generous size plot of approximately 0.125 hectare (0.3 acre) (subject to measured survey) with large car park to the south of the pub.

**Business** - the hub of the community which has been traded by the current owners for approximately 10 years and is predominantly wet sales (including range of cask ales) and with scope to expand the food offering. Open 7 days a week (outside of lockdown) with 6 staff assisting the owners.

The pub offers Sky & BT Sports on big screen in HD, darts, pool, karaoke, live bands, soul nights, country and western, rock 'n' roll, open mic, quiz and bingo nights. The size of the building provides sufficient accommodation for weddings, wakes, birthdays, christenings and other functions on either a hot or cold buffet basis.

This is a successful established business as evidenced by the profitable trading accounts (available further to a viewing).



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## Services

Mains water, electricity and drainage are connected to the property.

## Plant & Equipment

None of the systems or equipment in the property have been tested by the vendor or their agent to ensure that they are in working order. Prospective purchasers should rely on their own investigations.

## Fixtures, Fittings & Equipment

The fixtures, fittings and equipment owned by the vendor remaining on the property on the day of completion are included in the sale. All items owned by third parties (i.e. beer raising equipment) are not included in the sale. An inventory of trade fixtures, fittings and equipment to be agreed at offer stage.

## Anti-Money Laundering

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity, address and funds to the selling agents prior to solicitors being instructed.



## Business Rates

The Rateable Value in the current list is £22,000. Rates payable approximately £11,000 p.a.

## EPC

The Property has an Energy Performance Rating of "D" (Rating 83). The Certificate and Recommendation Report are available upon request.

## Tenure

Freehold.

## Terms

The freehold interest is offered for sale at a guide price of £199,995 (subject to contract).

## Possession

Vacant possession upon completion.

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## VAT

We understand that VAT will not be applicable to the purchase price.

## Legal Costs

Both parties will be responsible for their own legal costs.

## Agent Details

For further details please contact: **Hamish Duncan**

Tel: 01493 853853 Email: [hamish.duncan@eastcommercial.co.uk](mailto:hamish.duncan@eastcommercial.co.uk)

[www.eastcommercial.co.uk](http://www.eastcommercial.co.uk)

## Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

## Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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