



The Green Man

Ref: 1456932

Wroxham Road, Rackheath, Norwich, Norfolk, NR13 6NQ

Leasehold: Nil Premium, Annual Rent: £65,000 Guide

Substantial Pub in c1.7 acre site

2 miles from Norfolk Broads

Extensive bar & dining room areas

Advised floor area 587 sq m/6,300 sq ft

Large beer garden and car parking

Nil premium - 20 year FOT lease available. Energy Rating: awaited.



A substantial property on two floors extended to provide the present extensive trading accommodation and set in a c 1.7 acre site (STS), featuring large beer garden and car parking areas. The living accommodation is located on the first floor.

An excellent opportunity for a high volume catering operation in a first class roadside location within two miles of the famous Norfolk Broads.

Location

Fronting Wroxham Road, the A1151, some six miles north east of central Norwich and within a very short drive to the the new northern ring road around the City. Norwich Airport is just seven miles, Wroxham and the Broads, two miles, whilst other towns in the immediate region include Acle, 10 miles, Aylsham, 14 miles, the Norfolk coastal towns of Great Yarmouth and Cromer being around 18 miles and 22 miles distant respectively. Road access in the area is excellent, the A1270 (Norwich outer ring road), A47 and A47 trunk roads all being easily accessible. Norwich provides very regular mainline rail services to London Liverpool Street with a journey time of around two hours.

Internal Details

Entrance from car park to lobby * Customer WCs * L shaped lounge bar with servery and additional raised seating area * Dining/restaurant/function area featuring dance floor/former wedding ceremony area, minstrel's gallery, and adjacent side room, which can easily accommodate 150+ covers in total* Office with private entrance and WC * Further customer WC * Large kitchen and adjacent freezer room * Cellar area accessed externally * Service & storage accommodation.

Owner's Accommodation

Located on the first floor and comprising a three bedroom self-contained flat with one single, two double bedrooms, shower room and a domestic kitchen. Access to attic accommodation.



Fixtures & Fittings

Much of the former trade inventory has been removed and the property will therefore need investment and fitting out in order to be able to operate.

External Details

The site area extends to c 1.7 acres (STS) providing car parking (50+ spaces), a very large beer garden featuring a timber built smoking solution and an additional lawned area adjacent to the car park. Fenced yard area with separate access off Wroxham Road.

The Opportunity

The Green Man is substantial, very prominent and well located. With experienced operation and investment, the property will in our view undoubtedly be able to quickly re-establish its former food and beverage business year round. The famous Norfolk Broads as well as the City of Norwich are both very accessible and combined with the property's scale will we feel sure be able to attract the large and growing volume of passing trade experienced at the location.

Tenure

A new, fully repairing and insuring, free-of-tie 20-year lease from Wellington Pub Company, with a guide rent of £65,000, RPI linked annually with cap & collar arrangements in place (2.5% annual increase subject to a 5% cap), together with 5 yearly rent reviews. Rent will be paid quarterly in advance and a minimum of a six-month rental deposit will be required.

In line with normal practice, a contribution of £1,500 (plus VAT) towards our clients' legal fees will be required to be paid by the incoming lessee.

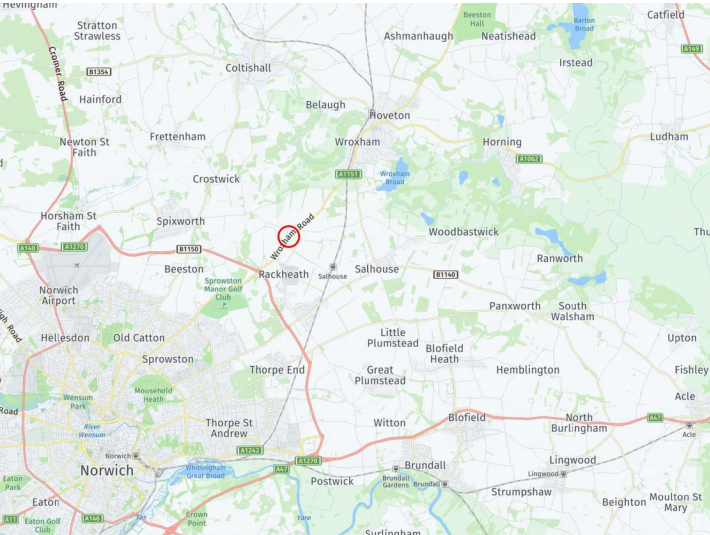
Business Rates

The property has a rateable value of £40,000 from April 2017. This is not the annual cost which is calculated by applying the appropriate uniform business rate.

Regulatory

EPC rating awaited.





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Ipswich



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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