



## The Angel

Ref: 1456957

66 Greengate, Swanton Morley, Dereham, NR20 4LX

Leasehold: Nil Premium, Annual Rent: £30,000+VAT

Detached village pub near Dereham

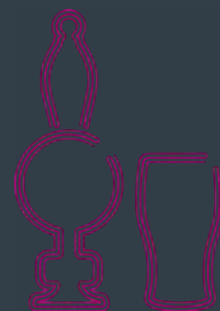
Brand new free of tie lease available

Traditional bar with restaurant & games room

Bowling green included in demise

Three-bedroom tenant accommodation

Rent £30,000+VAT



The Angel is a brick built, two-storey detached building under a pitched and tiled roof. The property is Grade II Listed, with some parts dating back to 1610.

The current business attracts locals who enjoy a selection of cask ales and traditional home cooked meals. The pub includes the bowls green, which also attracts customers throughout the week.

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### Location

The Angel public house is located in the countryside village of Swanton Morley in the heart of Norfolk. Swanton Morley is located between the market towns of Dereham, Swaffham and Fakenham, Dereham being the closest at three miles away. The village is adjacent to Bylaugh and Bylaugh Hall and is 18 miles (29 km) from the city and county town of Norwich.

Steeped in history, The Angel public house, originally home of Richard Lincoln, grandfather of Samuel Lincoln, American immigrant and ancestor of Abraham Lincoln.

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### Internal Details

\* Main bar with low ceiling \* Single bar servery with access to compact commercial kitchen and storage \* Original beams decorated with hops \* Open fireplace \* Bank seating with a selection of low tables and high seating for approximately 40 covers \* Dining/function room with high ceiling and exposed brick for additional 20 seated covers \* Games room with additional bar, space for pool table or additional drinking tables.



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### Fixtures & Fittings

The fixtures and fittings are available to purchase separately at £25,000 plus VAT.



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### External Details

\* Large forecourt with picnic bench seating \* Customer parking for 10 cars \* Tenants private garden to rear of property \* Bowling green included.

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### Owner's Accommodation

Accessed from the kitchen on ground floor, the accommodation provides three-bedrooms, lounge and bathroom.

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### The Opportunity

An opportunity has arisen for an experienced operator to take on a new 20 year, free of tie lease.

The opportunity would ideally suit a community focussed owner-operator with a good understanding of the local area.

There is potential to increase revenue by modernising the interior, establishing weekly events/entertainment, increasing the food offering and advertising the function room.



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### Business Rates

The current rateable value as at 1 April 2023 is £2,500.

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### Trading Information

The landlord has never operated the establishment, therefore no accounting information is available.

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### Trading Hours

The pub currently opens and trades seven days per week:

Monday to Saturday: 11:00am - 11:00pm

Sunday: 11:00am - 7:00pm

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### Tenure

The property is offered on a free of tie, fully repairing and insuring lease for a term of 20 years commencing in December 2024. The annual rent will be £30,000 plus VAT per annum and will be reviewed five yearly. Rent will be subject to annual RPI increases, collared at 2.5% and capped at 5%.

Applicants must have sufficient capital available to cover three months rent and buildings insurance, standard £1,500 legal fees contribution and working capital. Proof of funding and a business plan will be required, along with a deposit equivalent to six months rent plus VAT.

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### Regulatory

Premises Licence.





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### 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:

#### Liana Gatier

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Winchester



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