



Swan Inn

To Let

Rental offers of **£30,000** (exc VAT), Nil Premium

Swan Inn, The Street, Long Stratton, Norwich, Norfolk, NR15 2XG

AT A GLANCE

- Characterful Norfolk freehouse
- Traditional bar areas with period features
- Trade garden and dedicated parking
- Excellent location on busy road close to Norwich
- Extensive first floor accommodation
- Rental incentives may be available, subject to terms

Viewing And Further Information

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PROPERTY

The Swan Inn is a two-storey, brick-built and rendered building under a steeply pitched gable ended pantile roof. The building dates back to the 17th century and is of generous proportions for its age.

The ground floor trade area is subdivided into three main areas, bar/lounge, bar, and games room/restaurant. The whole space is served by a central bar servery and caters for c. 90 covers. Male, female and accessible WCs are found in a corridor to the rear, which also leads to an area that was once utilised as a commercial trade kitchen and cellar, which is at ground floor level.

The first floor comprises extensive private accommodation which could be utilised as letting rooms following refurbishment. There is also a staircase off the landing providing access to an attic storage space.

Externally, the property benefits from a sheltered trade courtyard with artificial turf to the side of the building with space for c. 30 covers. The rear car park is accessed via Swan Lane and presently has spaces for c. 6 vehicles, although more could be created with reconfiguration. There is a garage to the front corner of the site and a further detached garage toward to the rear corner. Also at the rear, a trade courtyard provides c. 40 covers.

PLANNING

We are advised the premises is Grade II Listed and falls within a Conservation Area. The relevant local authority is South Norfolk Council <https://www.southnorfolkandbroadland.gov.uk/>

MEASUREMENTS

The area of the site is 0.2 acres and the ground floor footprint (GEA) of the public house, excluding the detached garage, extends to 192m² (2,066ft²). Measurements are taken from digital mapping and are approximate.

FIXTURES & FITTINGS

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. 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 remove any such items that remain on the premises.



THE BUSINESS

Our client has not operated the business and until recently leased the property out therefore has no knowledge on revenue streams.

RATES & CHARGES

Rateable Value: £22,750

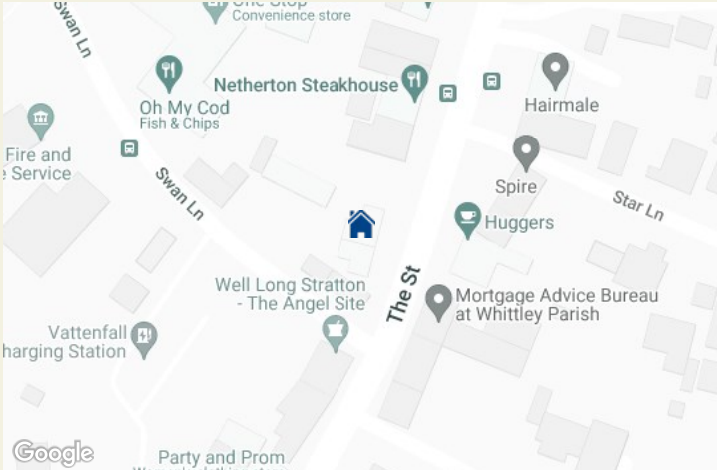
Council Tax: £1,600 per annum (Band B)

TENURE

The property is available by way of a new, 20-year 'free of tie' lease with an initial rent of £30,000 per annum, exclusive of VAT. There is no premium payable for the benefit of the new lease. The new lease will be on a Full Repairing and Insuring basis with Annual RPI increases (min 2.5% / max 5%) and 5th year open market rent reviews.

Ingoing rental incentives may be offered, subject to the tenant's assessed covenant strength and overall business plan.

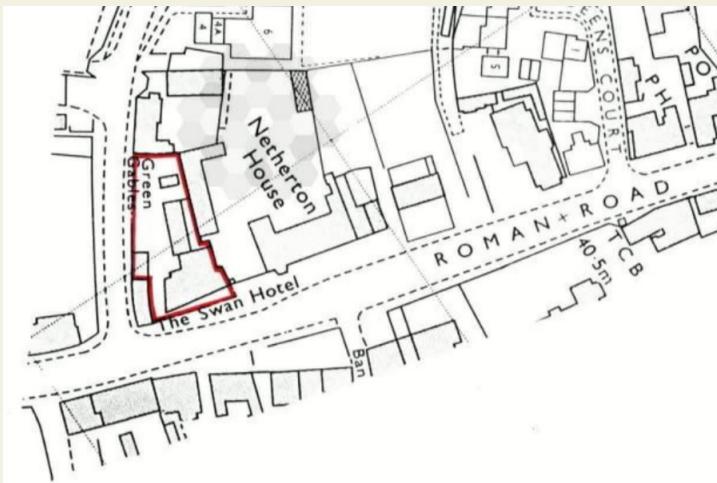
Applicants must have sufficient capital available to cover 3 months' rent, along with building insurance, standard £1,500 legal fees contribution and working capital. Proof of funding and a business plan will be required, along with a deposit equivalent to 3 months rent + VAT.



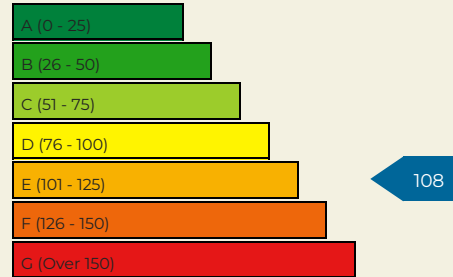
LOCATION

Long Stratton is a town in Norfolk with a population of c. 4,224 (2011 Census). The town is located roughly halfway between Diss (11 miles south) and Norwich (10.6 miles north).

The Swan Inn is located on the very busy A140 with access at the rear from Swan Lane. It occupies a predominantly residential area with a mixture of retail and leisure commercial premises located nearby.



EPC



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