



# Smokey Joes American Bar & Grill

8 Norwich Road, Ditchingham, Norfolk NR35 2JL

**Tenure**

**To Let**

**Price**

**Nil Premium**

- New 20 year FOT lease
- Passing, regular & destination trade
- Car park (30) and trade garden (46)
- American themed bar & restaurant (70)
- Three-bedroom private accommodation



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## Location

Situated in the Norfolk village of Ditchingham, approx. 1.5 miles from Bungay and 12 miles southeast of Norwich sits Smokey Joes American Bar & Grill. Located within close proximity to the A143 and A146 which link the coastal towns of Lowestoft and Gorleston-on-Sea, both of which are popular with tourists visiting the sandy beaches and Pleasurewood Hill Theme Park. Ditchingham benefits from a well-maintained golf course, camp site plus both football and cricket clubs.

## Description

Two storey, bay fronted detached building under a pitched tiled roof with single storey addition. Bar and restaurant (70) plus three-bedroom private accommodation presented in good condition. Car park for approx. 30 vehicles, split front and rear. Fully enclosed trade garden with bench seating. Children's play area. Stainless steel prep and under counter storage / refrigeration. Wash and preparation area with access to private garden.

## Viewing

Strictly by appointment only through Fleurets' East office on 01223 402 600.



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## Trade

No trade is warranted or sold. The premises have previously been let and therefore no accounts are available.

## Accommodation

### Ground Floor

Main customer entrance accessed from the car park. Wood effect flooring, exposed beams and brickwork.

Bar and restaurant with a mix of high back chairs and booth seating set for approx. 70 covers.

Central bar servery with marble effect top, mirror back shelving and under counter refrigeration.

Customer toilets.

### Ancillary Area

Basement Cellar.

Ground Floor - Trade kitchen with a range of commercial cooking, extraction and refrigeration facilities.

Stainless prep and under counter storage / refrigeration.  
Wash and prep area with access to private garden.

### First Floor

Private / managers accommodation consisting of:

Living room with feature fireplace.

Small bedroom / Office.

Double bedroom with built in wardrobes.

Double bedroom.

Double bedroom with built in wardrobes and ensuite shower room.

Bathroom.

Domestic kitchen.

### External

Undercover decking area with 22 covers.

Trade garden with bench seating for 24 customers.

Children's play area.

Private garden with storage, artificial grass and patio to the rear.



## Tenure

A new full repairing and insuring free of tie lease for a proposed term of 20 years is available on terms to be agreed. Guide headline rent of £35,000 per annum.

The agreed rent is subject to annual RPI increases subject to a cap and collar of 2.5% and 5% and open market rent reviews every fifth anniversary.

## Minimum Capital Required

Applicants must be able to demonstrate a minimum capital requirement to cover six month rent deposit plus VAT, one quarters rent in advance, landlords legal fees and working capital.

## Application Procedure

Applicants are invited to submit rental proposals for a new free of tie lease. A free of tie application form must be completed in all cases (available on request). A business plan, forecast profit and loss account and proof of funding must be provided prior to interview.

## Planning

We have made enquiries with South Norfolk Council and can confirm that the property is not Listed and does not lie within a Conservation Area. Additionally, it is not listed as an Asset of Community Value (ACV).

For further information please contact the local authority.

## Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Sunday to Thursday	10am to 12.30am
Friday & Saturday	10am to 1.30am

Playing of recorded & live music:

Sunday to Thursday	10am to 12midnight
Friday & Saturday	10am to 1am

## Business Rates & Council Tax

The property is in an area administered by South Norfolk Council. The 2023 Rateable Value has been assessed at £7,000.

The domestic accommodation is within Band A for council tax purposes.

## EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

## Services

We are informed that the premises benefit from all mains services.



## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

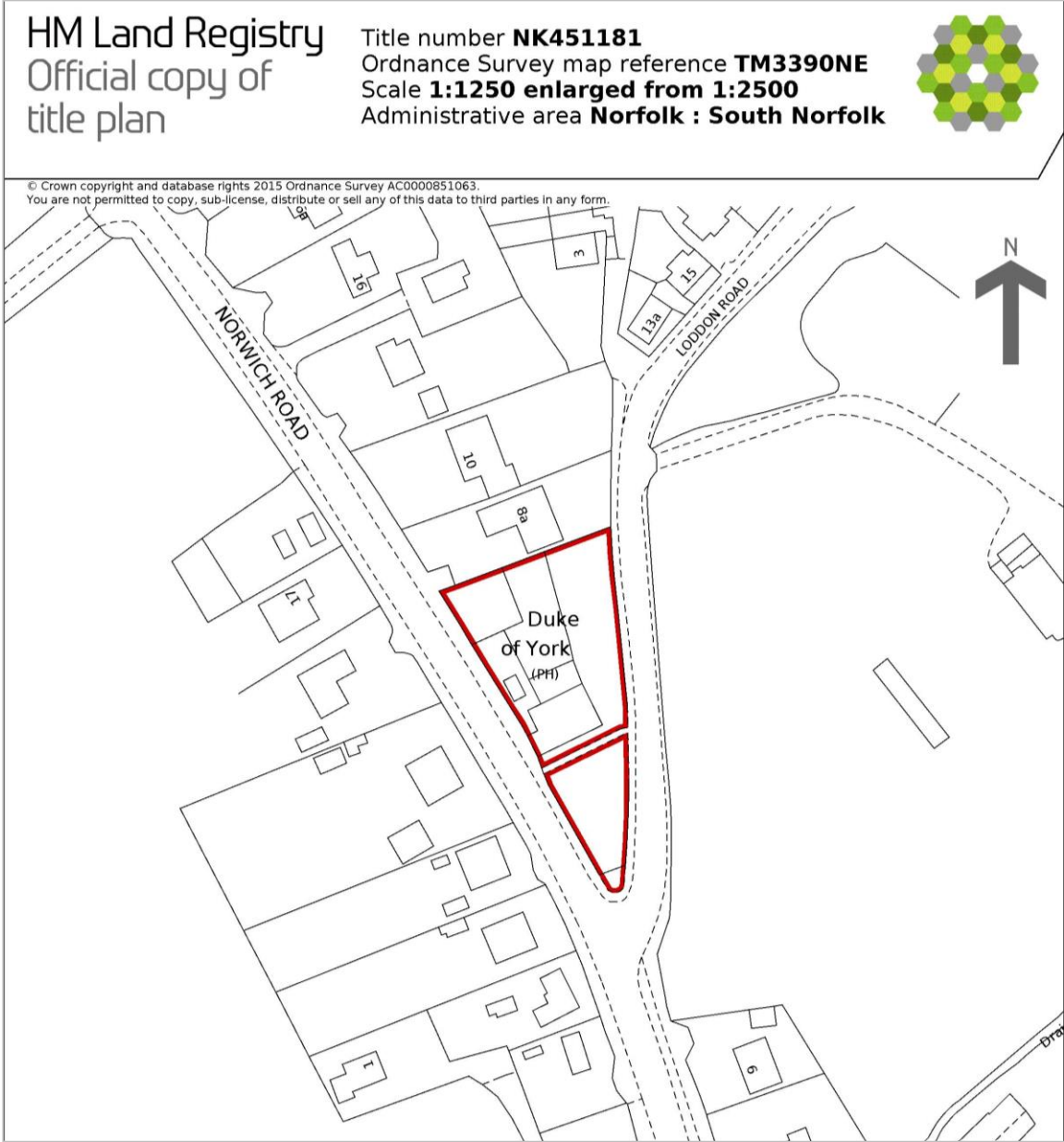
## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.





For further information please log onto **fleurets.com** or contact:

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