



File Ref: E-117962b

# White Horse

1 Market Place, Kenninghall, Norfolk NR16 2AH



Pubs

Tenure  
**To Let**


Price  
**Nil Premium**

- Popular Norfolk village freehouse and restaurant
- Locals bar, restaurant and function room
- Located overlooking the village square
- Flexible living or letting accommodation
- Offered on new free of tie lease terms



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**Fleurets**   
Leisure Property Specialists

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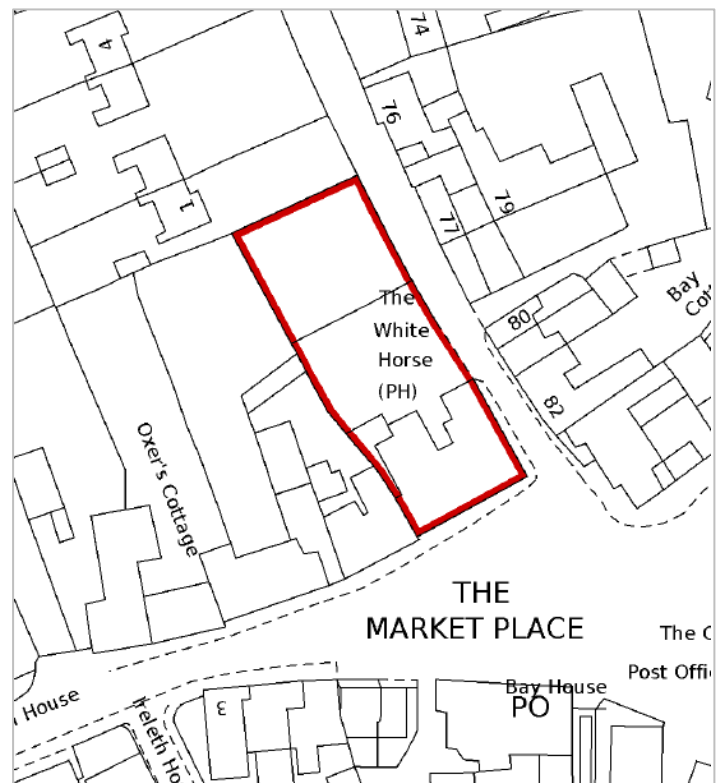
## Location

Kenninghall is a village set within south Norfolk, close to the Suffolk border, accessible by the A11 to the west and the A140 to the east. A popular village with a lively community with shops, café and post office, providing services to the thousand or so population. The village is easily accessible to other surrounding towns and villages such as Thetford (11 miles), Diss (8 miles) and Attleborough (7 miles), from where trade can be drawn.

There are a number of local tourist attractions close by which will bring visitors into the area such as Banham Zoo, the steam museum and gardens at Bressingham and Snetterton Motor Circuit.

## Description

A distinctive two storey property with return frontage, of brick construction under pitched tiled roof. The property is enhanced to the rear with single storey extensions, adding to the public and ancillary areas.



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## Viewing

Strictly by appointment only through Fleurets East office on 01223 402 600. The property is closed.

## Trade

No trade is warranted or sold.

## Accommodation

### Ground floor

Entrance lobby with access into public bar - inglenook fireplace, bar servery with counter top quarry tiled flooring and back shelving.

Lounge area with brick fire surround.

Elevated restaurant divided into two sections with brick fireplace and small corner dispensing bar.

Function room area with potential to sit 80 or 100, depending on configuration.

Trade kitchen - with extraction canopy hood, high and low level cupboards and double bowl sink unit.

Level beer cellar with rear doors for delivery.

Wash up area.

### Owners accommodation

Internal stairs access to landing.

Comprising three double bedrooms, one with en suite shower room, domestic kitchen, dining room and family bathroom.

Second floor attic conversion providing two bedrooms with eaved ceiling, one with en-suite shower.

### External

External gardens and car park are situated to the rear of the property. The car park provides approximately 10 spaces. There is also ample, unrestricted street parking within the square to the front of the property.

At the rear of the property is a small garden area being lawned and an enclosed private yard, housing the oil storage tank.

## Tenure

Leasehold. A new FRI lease for a proposed term of 20 years, to be agreed on free of tie terms is available at a commencing rent of £25,000 per annum, exclusive, subject to annual RPI increases and 5 yearly open market rent reviews.

## Minimum Capital Required

Applicants must be able to demonstrate a minimum capital of £35,000 to cover stamp duty, land registry tax, one quarters rent in advance, landlords legal fees and working capital along with a required six month rent deposit.



## Application Procedure

Applicants will be required to complete an application form and provide a business plan, along with cash flow forecast and evidence of funding at an interview to obtain an application form please contact Fleurets directly.

## Fixtures & Fittings

The majority of fixtures and fittings have been removed but any items remaining on the premises at the time of completion will be included in the letting. 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 move any such items that remain on the premises.

## Licence

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

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

Sunday - Monday 10:00am - 00:00am

Friday - Saturday 10:00am - 01:00am

## Business Rates & Council Tax

The property is in an area administered by Breckland Council. The 2023 Rateable Value has been assessed at £4,750. 100% small business rates relief might apply to this property.

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

## Planning

We have made enquiries with the local authority and can confirm the property is Grade II listed and lies within the Kenninghall Conservation Area. For further information please contact the local authority, Breckland Council.

## EPC

The property has an EPC rating of D.



## Services

We are advised that mains water and electricity are connected to the property. Central heating by radiators is oil with LPG gas for cooking. Drainage is by septic tank.

## Further Information

1. The Lessee will be responsible for the Landlord's legal costs estimated at approximately £1,500 plus VAT.
2. All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable.
3. A deposit will be required, equivalent to six month's rent plus VAT.

## 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.



## Our Services

- ▶ Agency - Buying & Selling
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- ▶ Investment
- ▶ Landlord & Tenant - Rent Reviews
- ▶ Market Intelligence
- ▶ Valuations
- ▶ Taxation, CPO, Consultancy & Litigation
- ▶ Planning Viability Reports

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