



King William IV

Ref: 1456942

Quay Road, Gorleston, Great Yarmouth, Norfolk, NR31 6PH

Freehold: OIEO £325,000 + VAT

Quayside/coastal location

Extensive bar, lounge and dining areas

Potential other uses subject to permission

Larger beer garden and car parking

Freehold Detached Property

Extensive living accommodation. Energy Rating C



The King William IV is a substantial, very prominent, and well-located property. 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 trade. The famous Norfolk Broads, as well as the City of Norwich, are both very accessible and, combined with the property's size will, we feel, attract the large and growing volume of passing trade experienced at the location. Given the location and size of plot, other uses may be possible subject to relevant permissions.

Description

The property is a three-story detached building made of brick construction with a tiled roof, dating back to the early 1900s. The present building was built in 1904 to replace a nearby earlier public house of the same name. The property comprises a single bar with a raised dining area, a small patio to the rear, a large beer garden and ample car parking to the side of the property. The owner's accommodation comprises three double bedrooms located on the first and second floors, with the potential for conversion into letting rooms.

Internal Details

* The property can be accessed either via the front door directly off the Quay or a public side entrance * Real brick built feature fireplace * Large panel windows to front and side * Lounge area * Ladies & gentlemen WCs * Long wooden topped bar with servery * Dining/restaurant & function area * Raised dining area * Trade kitchen * Double doors to rear garden * Cellar * Range of ancillary storage areas.

Fixtures & Fittings

Much of the former trade inventory has been removed. The property will need investment and fitting out in order to operate as a pub.



External Details

A large, detached plot, with a rear beer garden and various outbuildings, which have been fully fenced off and a car park to the side of the property.

We have been advised that a gas line runs across the garden and carpark.



Location

The King William IV is located in the quaint seaside town of Gorleston, nestled next to Great Yarmouth, which is fast becoming a sought-after location for home buyers. The property sits directly on the quay overlooking the River Yare and is approximately 3.8 miles from the Norfolk broads, via A47, and the city of Norwich, which is approximately 24 miles away. The pub itself sits on the A1243. Gorleston is known for its award-winning beach with its white sands and is voted the 12th best in Europe (2023). It has a mile-long promenade attracting many visitors.

The main shopping centre is located on the High Street and Gorleston also benefits from its own golf club, library and hospital. The town has a population of around 6,000 residents.

Owner's Accommodation

A self contained flat is accessed via an internal staircase and located on the first and second floors, comprising three double bedrooms, kitchenette, living room with balcony and bathroom. There are great views from the bedrooms which overlook the Quay.

Trading Hours

Licensed opening hours are 10:00am to 1:30am, seven days a week. When live and recorded music is played, opening is extended to 2:00am.

Business Rates

The current Rateable Value as at 1 April 2023 is £12,000.

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.



Tenure

The purchaser will be required to pay a non-refundable abortive legal fee deposit of £5,000 (to be held by the seller's solicitor) prior to the release of the legal package. The purchaser will have 15 working days from the date the legal package is released from the seller's solicitor to the purchaser's solicitor to exchange contracts.

Completion is to be 15 working days after the exchange of contracts. In addition to a 10% deposit on exchange.

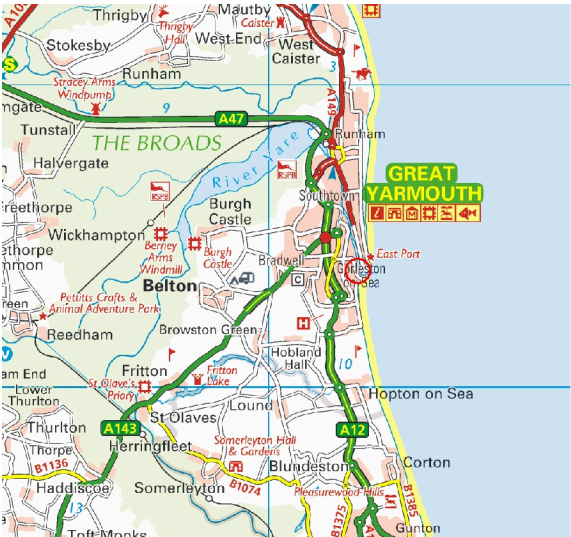
Overage

An overage clause will apply in the event that the buyer obtains grant of Planning Permission to residential. Further details on request.

Regulatory

Energy Rating C.





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

Business Agent - (South - Pubs and Restaurants)

T:+44 1962 674 010

M:+44 7546 698 683

E:liana.gatier@christie.com

Winchester



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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