



The Angel

66 Greengate, Swanton Morley
Dereham
NR20 4LX

Leasehold: Nil Premium
Annual Rent: £27,500+VAT

Ref: 1456957

KEY HIGHLIGHTS

- 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 £27,500+VAT. Energy Rating C



DESCRIPTION

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 pub closed in November 2024 but the previous business attracted locals who enjoyed a selection of cask ales and traditional home cooked meals.

LOCATION

The Angel public house is located in the rural village of Swanton Morley in the heart of Norfolk. Swanton Morley is located 3 miles north east of the market town of Dereham and approximately 13 miles from Fakenham. The county city of Norwich is 16 miles to the east, a 40/45 minute drive via the A47. Steeped in history, The Angel public house, originally home of Richard Lincoln, grandfather of Samuel Lincoln, American immigrant and ancestor of Abraham Lincoln.

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.



INTERNAL DETAILS

* Beamed main bar * Single bar servery with access to compact trade kitchen and storage * Open fireplace * Some fixed seating and can accommodate approximately 40 covers * Dining/function room for additional 20 seated covers * Games room with additional bar, space for pool table or additional tables.

EXTERNAL DETAILS

* Large forecourt suitable for outside trade * Customer parking for 10 cars * Bowling green included * Private yard and garden to rear of property.

TENURE

The property is offered on a free of tie, fully repairing and insuring lease for a term of 20 years. The annual rent will be £27,500 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, deposit equivalent to six months rent plus VAT, £1,750 (plus VAT) legal fees contribution and working capital. Proof of funding and a business plan will be required.

TRADING HOURS

The pub previously traded seven days per week:

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

Sunday: 11:00am - 7:00pm

BUSINESS RATES

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

FIXTURES & FITTINGS

There are no fixtures and fittings included in the sale.

OWNER'S ACCOMMODATION

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

TRADING INFORMATION

No accounting information is available.



DEBT & INSURANCE ADVISORY

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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