



THE GEORGE & DRAGON

2 The Street, Thurton, Norwich, NR14 6AL

LEASEHOLD: £40,000 ANNUAL RENT: £42,000 | REF: 1456980

KEY HIGHLIGHTS

- New Free-of-tie Lease Available
- Bar & Restaurant Area for 40 covers
- Beer Garden & Function Barn
- Car Park for 30 vehicles
- 3 Bed Accommodation
- 0.5 acre site, GIA 4,095 sqft, EPC rating C



DESCRIPTION

A stunning village pub steeped in history, parts of which date back to the 15th century. This characterful freehouse boasts original timber beams, exposed brickwork, and a magnificent inglenook fireplace that creates a warm, inviting atmosphere.

LOCATION

The George & Dragon occupies a prime position in the picturesque village of Thurton, situated just off the A146, the main route linking Norwich and Lowestoft. This strategic location ensures excellent accessibility for both local residents and passing trade, while being only a short drive from the Norfolk Broads, a popular destination for tourists. The surrounding area is a mix of charming villages and countryside, attracting walkers, cyclists, and visitors seeking traditional hospitality. With Norwich approximately 8 miles away, the pub benefits from proximity to a vibrant city while retaining its rural appeal.

INTERNAL DETAILS

- Main bar with rustic beams
- Dining space for 40 covers
- Versatile barn-style function room
- Commercial kitchen
- 3 bedroom owners or staff accommodation
- Ladies & gents WCs

TENURE

Leasehold, we are granting a new lease with vacant possession.



THE OPPORTUNITY

This is a rare chance to secure a new free-of-tie lease on The George & Dragon, offering exceptional flexibility for the incoming operator. The lease terms can be tailored to suit your business plan whether that would be a 5,10 or 20 year lease. The current owner has had the pub for 30 years with two successful tenants throughout that ownership, both of whom maintained strong trade and built loyal customer bases. This proven track record demonstrates the pub's viability and potential for continued success under new stewardship.

Any offers should be supported with proof of funds, a CV, business plan and references.

FIXTURES & FITTINGS

All fixtures and fittings are owned outright and available with the granting of a new lease via separate negotiation.

TRADING INFORMATION

There is no trading information available.



EXTERNAL DETAILS

The George & Dragon offers a partly covered beer garden which has picnic tables for 70 customers. The pub benefits from car parking opposite as well as behind the pub. There are also two sheds used for storage.

REGULATORY

Mains electricity, water, drainage and gas. Heating and cooking is all gas.

Premises licence

BUSINESS RATES

The rateable value as of 1st April 2023 is £6,250 and from 1st April 2026 this will be £10,750



LEASE TERMS

Term	5/10/15/20 years
Rent	£42,000
Deposit	6 months rent
Liability	FRI
Personal Guarantees	Yes



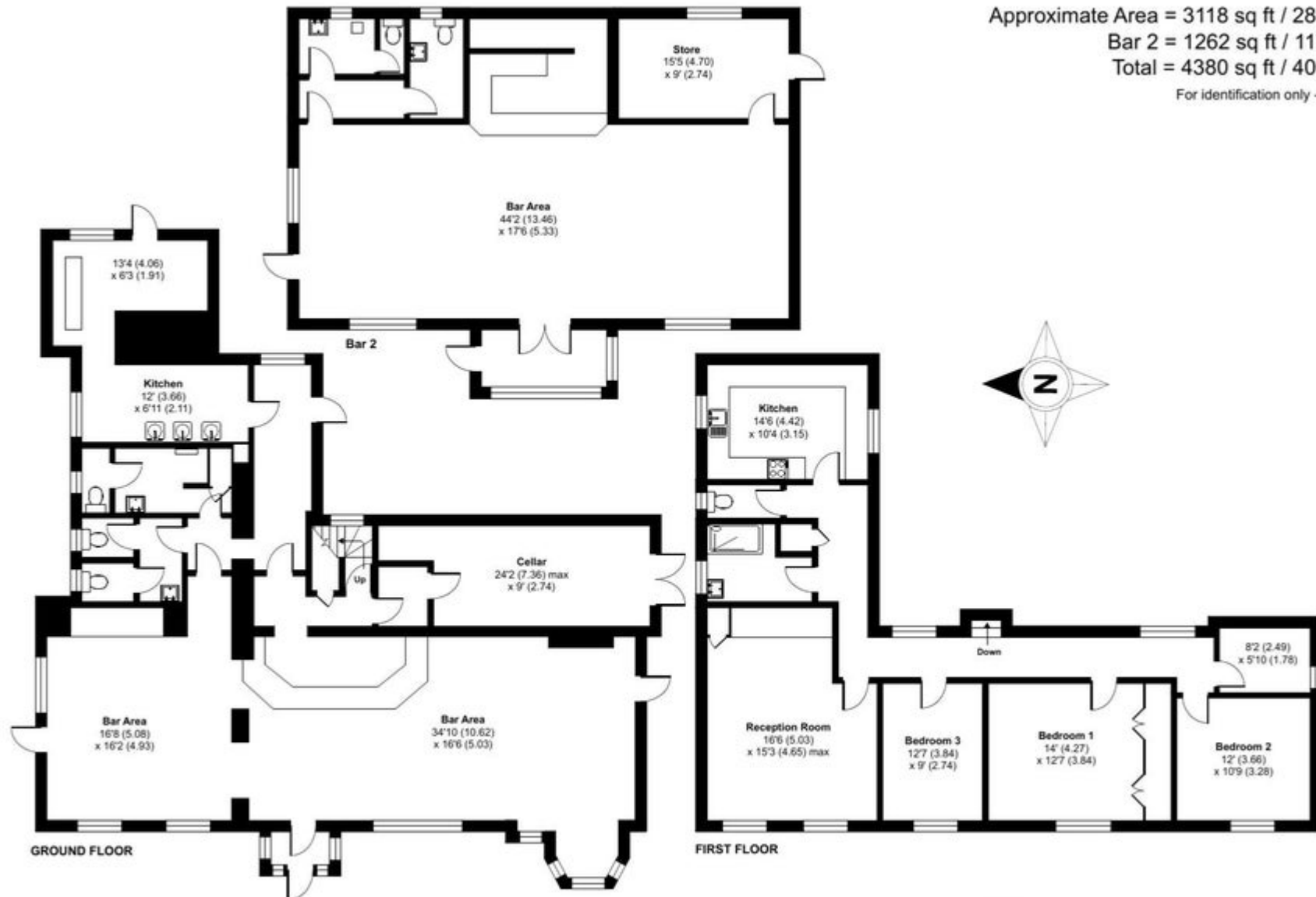
The Street, Thurton, Norwich, NR14

Approximate Area = 3118 sq ft / 289.6 sq m

Bar 2 = 1262 sq ft / 117.2 sq m

Total = 4380 sq ft / 406.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Christie Owen & Davies Plc. REF: 1389177



DEBT & INSURANCE ADVISORY

FINANCE

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CONTACT

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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:



HUGO FAIRBANKS WESTON

Business Agent

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CONDITIONS OF SALE

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