

Great Yarmouth | NR31 0JX
The Rumbold Arms, 107 Southtown Road

ROCHE

Retail



FOR SALE

Freehold Public House on 0.75 acres (0.30 ha)

O.I.R.O. £225,000 plus VAT

Leisure

01603 619876
www.rochesurveyors.co.uk

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Location

The property is situated midway along Southtown Road, approximately 1.5 miles south-west of Great Yarmouth town centre. Southtown Road is one of the main routes into Great Yarmouth and the immediate area comprises a mix of residential and commercial uses; Great Yarmouth College is also close-by.

Description & Accommodation

The property comprises a large, detached, traditional public house with trade areas on the ground floor, living accommodation on the first floor, good-sized car park and extensive rear gardens.

The ground floor accommodation includes a well-proportioned bar area, function room (with its own bar and WCs), trade kitchen, WCs, beer store and other storage areas.

At first floor level the private living accommodation includes 3 bedrooms, living room, bathroom and kitchen.

Externally to the front and side is a large car park. To the rear is a large beer garden, a petanque pitch and patio.

The approximate net internal floor areas are as follows

Ground Floor	365 sq m	3,927 sq ft
First Floor	72 sq m	772 sq ft
Total	437 sq m	4,699 sq ft

The gross site area is approximately 0.75 acres (0.30 ha).

Terms

Our client is seeking offers in the region of **£225,000 plus VAT** for the freehold interest in the property. Full vacant possession will be available upon completion.

Tenure

The property is held freehold.

Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is **£10,300**. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Great Yarmouth Borough Council (Business Rates: 01493 846240), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Interested parties may wish to note that qualifying occupiers may be entitled to 100% rates relief (£0 payable) on properties with a rateable value of less than £12,000.

VAT

The sale of the property is subject to VAT where applicable.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D (95). A full copy of the Energy Performance Certificate is available upon request.

Planning

We are advised that the property is not listed and is not within a Conservation Area.

We understand the subject property has the benefit of a class A4 Public House use.

Plant and Equipment

None of the systems or equipment in the property has been tested by us to ensure that they are in working order. Prospective purchasers should rely on their own investigations.

Fixtures and Fittings

The Fixtures and Fittings owned by the Vendor remaining on the property on the day of Completion are included in the sale. All items owned by Third Parties (ie Beer Raising Equipment) are not included in the sale. An Inventory of Fixtures and Fittings will not be provided.

Viewing

Strictly by appointment through the sole agents:

Roche Retail:

Contact: Graham Jones

Tel: 01603 756338

Email: graham.jones@rochesurveyors.co.uk

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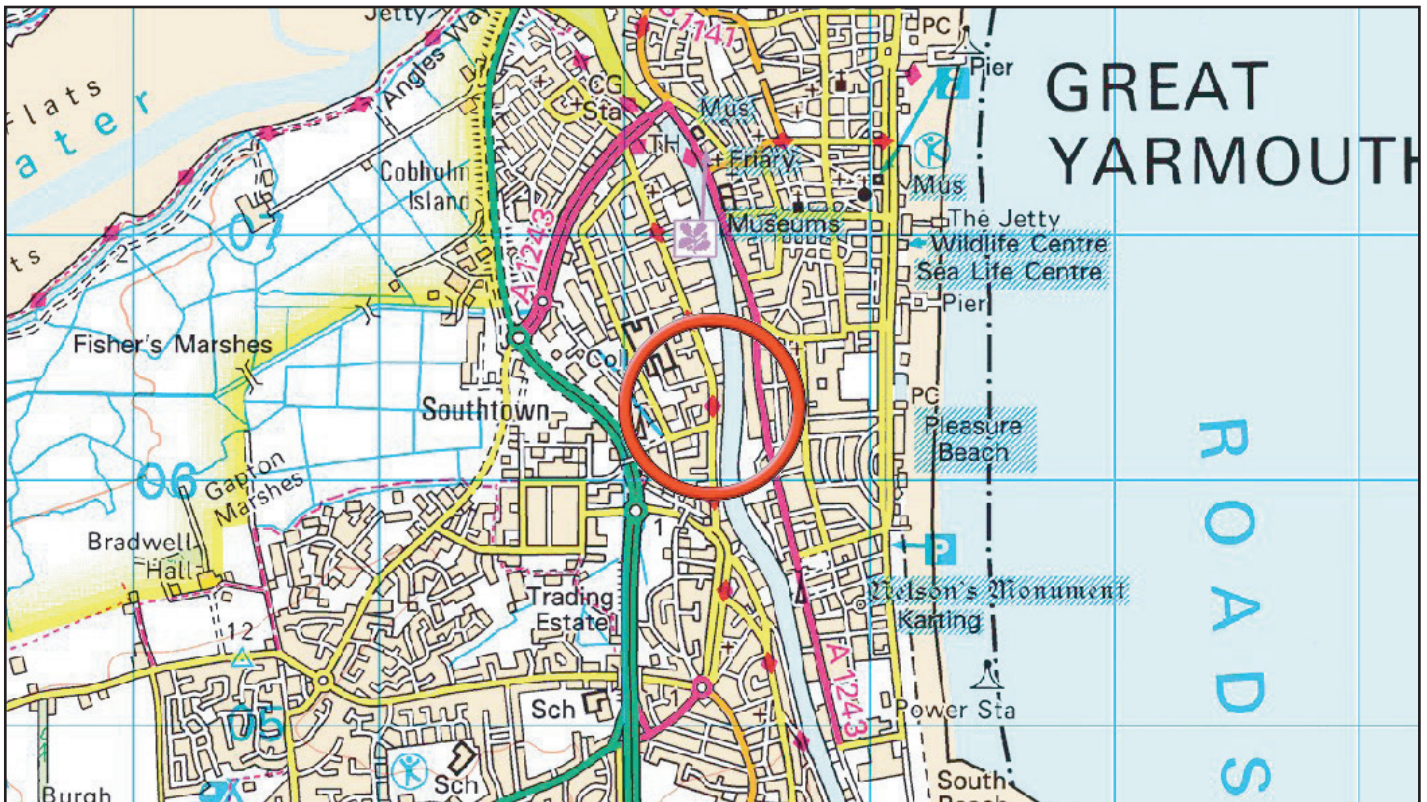
Approximate indication of site boundaries

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