

Arnolds | Keys

SEAGLASS BARNNS

CHEQUERS STREET, EAST RUSTON,
NORFOLK NR12 9JT

HOLIDAY LET INVESTMENT





- POTENTIAL FOR 5 INDIVIDUAL HOLIDAY LETTING UNITS
- 3 CURRENTLY OPERATING
- PLANNING FOR 2 FURTHER DWELLINGS, 1 PARTLY DEVELOPED
- PROFITABLE HOLIDAY LET BUSINESS
- CLOSE TO THE NORTH NORFOLK COAST AND NORFOLK BROADS

An opportunity to acquire and expand a successful holiday letting business close to the popular north Norfolk coast, benefitting from approved planning to develop two further outbuildings.

East Ruston is an attractive rural north Norfolk village, approximately 17 miles north-east of Norwich and 16 miles south-east of Cromer. East Ruston is a desirable village, a short distance from popular holiday destinations on the Norfolk coastline and Norfolk Broads.

Seaglass Barns are situated in an isolated rural location on the outskirts of East Ruston, accessed off Chequers Street.

Description

The property comprises former agricultural buildings known as Seaglass Barns, which have been converted into four self-contained holiday lets, one of which has yet to be internally fitted out. There is also an additional detached agricultural building yet to be developed.

The detached agricultural barn is awaiting full conversion, which benefit from granted planning permission.

There is also extensive landscaped central customer parking laid to gravel, and concrete with electrical charging provision.

The overall site area is 1.47 acres (0.6ha).

Terms

The freehold interest in the property is available for sale at £1,050,000 exclusive.

Planning

Planning was approved in 2006 for the conversion of redundant agricultural buildings to 5 units of holiday accommodation and associated drainage and landscaping works.

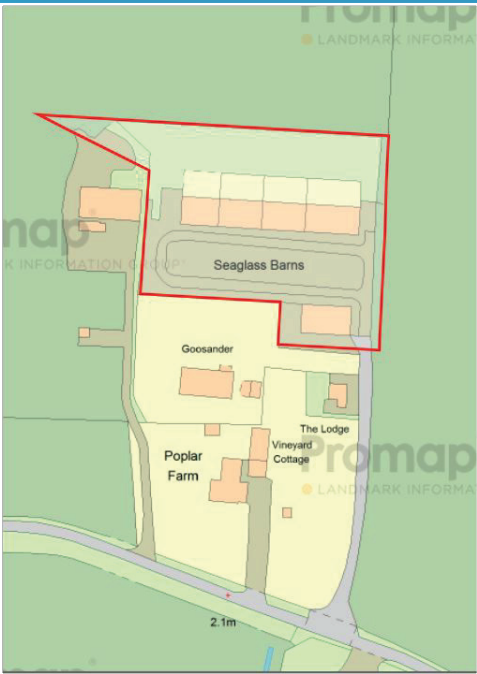
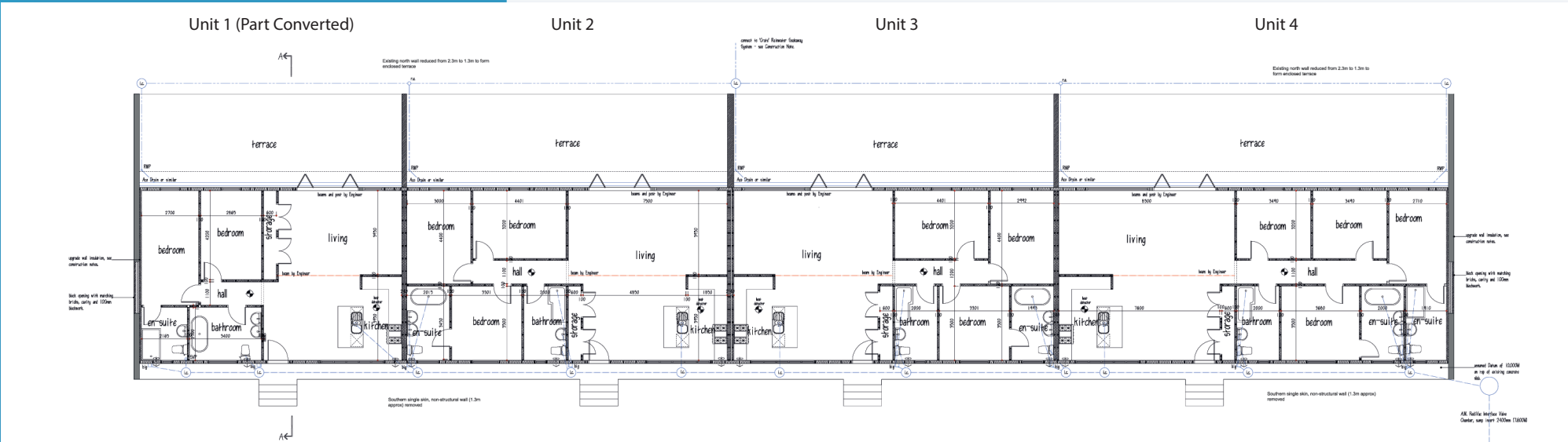
Planning Reference: 01/20061650/PF

North Norfolk District Council
Council Offices
Holt Road, Cromer
Norfolk, NR27 9EN



Accommodation

	M ²	Sq Ft
Unit 1 (part converted)	98.75	1,063
Unit 2	119.25	1,284
Unit 3	119.25	1,284
Unit 4	147.10	1,583
Barn (to be converted)	174.90	1,883
Total	659.25	7,097
Site Area	1.47 ac	0.6 ha



SEAGLASS BARN

The Business

The 3 holiday lets generate on average an annual gross income of £72,300 for the last 2 years, with a gross profit average of £40,000pa. Further potential to fit-out Unit 1 and develop the barn.

VAT

The property is currently not elected for VAT.

Business Rates

The premises has been entered onto the rating list as the following:

Description: Self catering holiday units and premises

Rateable Value: £12,000

Rates Payable 2022/2023: £5,988

Occupiers should clarify the sum payable with North Norfolk Council rates department as they may benefit from 100% Small Business Rate Relief

Legal Costs

Each party to bear their own costs.

EPC

The property has an EPC rating of: TBC

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**Strictly by appointment with the sole agents:
Arnolds Keys**

CONTACTS



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