



# Pleasure Boat Inn

## To Let

**£40,000** (ex VAT)

Pleasure Boat Inn, Staithe Road, Hickling, Norfolk, NR12 0YW

### AT A GLANCE

- On the instructions of Norfolk Wildlife Trust
- Prominent period Public House refurbished by landlord
- Open plan trade areas c 85 covers
- 3 Bedroom domestic accommodation
- NEW 'FREE OF TIE' LEASE AVAILABLE
- Stunning Norfolk Broads location
- Large trade garden directly facing The Broads (100+covers)
- Commercial trade kitchen partially fitted
- Dedicated parking
- Nil Premium

### Viewing And Further Information

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## PROPERTY

The Pleasure Boat Inn is a substantial period two storey property under new pantiled roof with single storey extensions to side and rear.

The property will be refurbished by the landlord, NWT, who are seeking an experienced tenant who shares their vision for the site as a strategic facility for visitors to The Broads.

The ground floor provides a largely open plan trade area with defined bar and dining areas for circa 35 and 50 covers respectively. To the rear is a partially equipped commercial trade kitchen with commercial extraction, and washing up areas along with ground floor cellar and storage areas. Customer WC's are provided to the left hand side of the building.

The 1st floor provides domestic accommodation providing three bedrooms, lounge, bathroom, kitchenette, WC, office and storage.

Externally there is various storage and outbuildings, service yard and a large trade garden and patio facing The Broads, along with rear car park and Public Toilets.

## PLANNING

The Pleasure Boat Inn is administrated by the [Broads Authority](#).

The property is not listed but sits within a designated National Park, The Broads National Park.

## UTILITIES

All mains utilities are provided, save gas, which is provided by calor gas tank located in the service yard.

## MEASUREMENTS

The floor area of the public house is 3,934 sq ft, taken from digital mapping. Shared parking will be made available along with dedicated use of the trade garden and service yard, repairing liability of the car park will remain with the landlord, Norfolk Wildlife Trust.

## FIXTURES & FITTINGS

The property will be refurbished and presented ready for fitting out by a new tenant with an anticipated handover date of June 2024.

Existing inventory, including kitchen equipment is to be inherited at nil cost, although no warranty will be provided.



## THE BUSINESS

The business is closed as it has been recently acquired by NWT who plan to add a Visitor Hub to the adjoining outbuilding. Refurbishment of the property is taking place, including a new roof, to bring it back up to a good lettable standard, ready for a tenant to fit out with trade inventory. A schedule of Works can be provided on request.

## RATES & CHARGES

The Rateable Value of the public house and premises is £25,000 (1 April 2023 to present).

Council Tax for the domestic accommodation is categorised at Band A (£1,389.64) for 2023/24.

## TENURE

The property is available by way of a new Free of Tie lease from NWT for a term of 10-20 years, subject to 5 yearly Market Rent reviews.

Rental offers are invited on a headline base rent of £40,000 pax, subject to a turnover linked rent top up of 6% of net turnover, whichever is greater. Incentives in the form of rent free and stepped rent will be available to strong candidates.

## PREMIUM

Nil Premium.

Please contact Everard Cole for further information, or Joint Agents:-

William Knight FRICS of Knight Benjamin Chartered Surveyors

Tel: 01603-624244 or Mob: 07850-293218 : Email: [ws.knight@kb-group.co.uk](mailto:ws.knight@kb-group.co.uk)







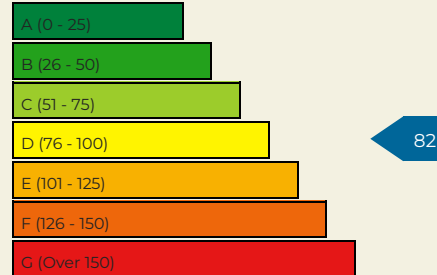
## LOCATION

Hickling is at the top of the northern Broads, off the A149 from Stalham. The village is made up of Hickling Green and Hickling Heath.

The Pleasure Boat is located on Pleasure Staithe directly fronting Hickling Broad Norfolk Wildlife Trust Nature (NWT) Reserve, the largest open water in The Broads set in over 1400 acres.



## EPC



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