



CHAPEL BARN TEA ROOM, CHURCH PLAIN, MATTISHALL, NR20 3QF

GRADE II LISTED RESTAURANT/CAFÉ PREMISES

- Suitable for a variety of uses s.t.p (previously was A1/A2)
- Fixtures and fittings are available to purchase (by separate negotiation)
- Large private courtyard for outdoor seating and parking
- Secure outside cupboard for storage of tables/chairs

Anna Smith
Brown&Co Norwich
01603 598248
Anna.Smith@brown-co.com

BROWN & CO

Property and Business Consultants
brown-co.com

FOR SALE OFFERS IN EXCESS OF £250,000 | 121.6 sq m (1,309 sq ft)

Location

Mattishall is a growing village situated in the heart of Norfolk, 13 miles from the centre of Norwich and four miles from Dereham.

Mattishall has good access links to the A47 which is only circa 2.5 miles away.

Description

The property comprises a two storey Grade II listed former non-conformist Chapel of brick and flint construction with black pantile roof.

The property has been sympathetically converted to provide a two floor café/ restaurant with downstairs open kitchen, storeroom and WC. The first floor provides further dining space which can be used to provide dining or function room hire, in addition to a large office space on the opposite side of the staircase.

Externally, the property is positioned to the rear of a large picturesque courtyard which is included in the Title of the property. The courtyard space provides outdoor seating and parking for vehicles and bikes.

The property is fully licensed and is currently trading as a café/ restaurant. The vendors will seek to charge a figure for the good will should the purchaser continue the business. All fixtures and fittings are available to purchase by separate negotiation. A full inventory can be provided on request.

The business has granted planning hours of 7 days a week, Monday to Saturday 8AM to Midnight and Sunday 9AM to 4PM. Tabnabs also holds a hygiene rating of 5.

Accommodation

The property provides the following net internal floor areas:

Description	sq m	sq ft
Ground floor kitchen/ dining	42.4	457
Ground floor store, lobby, WC	22.8	245
First floor dining	35.8	386
First floor office	20.5	221
Total NIA	121.6	1,309

Services

We have not carried out tests on any of the services or appliances.

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Café & premises
Rateable Value (from 1 st April 2023)	£6,000
Rates payable for 2022/2023	£0*

*The rateable value is below the minimum value threshold and an occupier may therefore be eligible for full rates relief.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

Tenure

The property is freehold and vacant possession will be given upon completion.

VAT

It is understood that VAT is applicable.

Price

Offers in excess of **£250,000**.

EPC Rating

The property has an EPC rating of C(58).

Viewing & Further Information

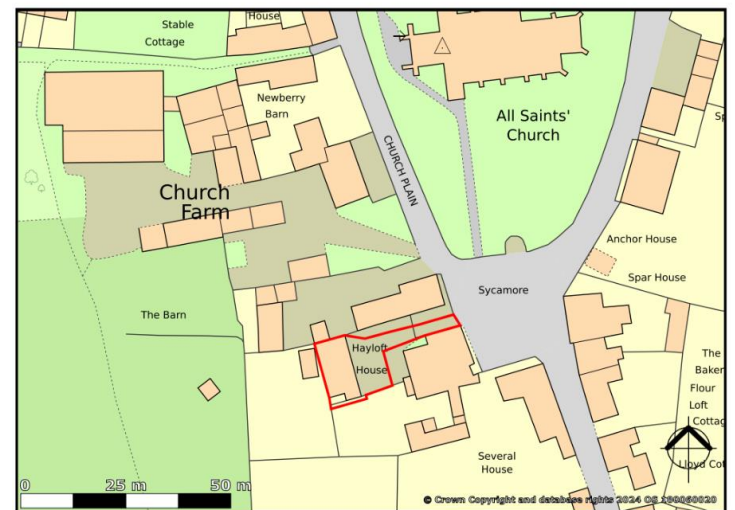
Strictly by appointment with the sole selling agent:-

Brown & Co

The Atrium
St George's Street
Norwich, NR3 1AB

Anna Smith

01603 598248
07788 368078
Anna.smith@brown-co.com



created on edozo

Plotted Scale - 1:1,250