



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

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BROWN & CO

Property and Business Consultants
brown-co.com

FOR SALE O.I.E.O £225,000 OR TO LET £17,500 PAX

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 was previously trading as a licensed café/ restaurant. All fixtures and fittings are available to purchase by separate negotiation. A full inventory can be provided on request.

The previous business was granted planning hours of 7 days a week, Monday to Saturday 8AM to Midnight and Sunday 9AM to 4PM.

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 2024)	£6,000
Rates payable for 2024/2025	£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 sale/letting.

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Tenure

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

The property is also available to let on a new full repairing and insuring lease for a number of years to be agreed.

VAT

It is understood that VAT is applicable.

Price

Offers in excess of **£225,000 for the freehold** or to let at **£17,500 per annum exclusive**.

EPC Rating

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

Viewing & Further Information

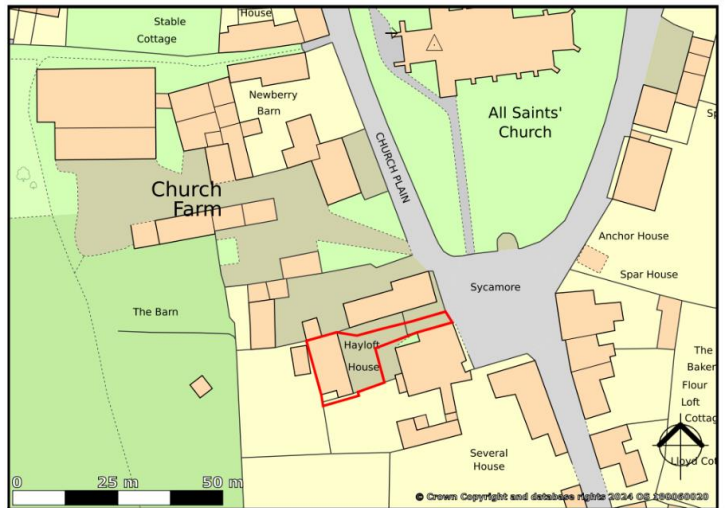
Strictly by appointment with the sole selling/letting agent:-

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Plotted Scale - 1:1,250