



THE GATEHOUSE, 391 DEREHAM ROAD, NORWICH, NR5 8QJ

PROMINENT FORMER PUBLIC HOUSE WITH THREE BEDROOMS
ALTERNATIVE USE OR REDEVELOPMENT OPPORTUNITY

- Prominent and unique Grade II listed building
- Beer garden overlooking the River Wensum
- First and second floor residential accommodation
- Small commercial kitchen with three-phase power

PRICE ON APPLICATION

291.7 sq m (3,140 sq ft) | 1.04 acres (0.42 hectares)

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BROWN & CO

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Location

The property is situated to the west of Norwich approximately 1.5 miles from the city centre. It fronts the north side of Dereham Road (A47) and it is about 50 metres outside of the Ring Road (A140) roundabout.

Description

The property comprises a former public house constructed in 1934. It is of brick construction with pitched and tiled roof. The building is constructed on a slope such that the entrance at the front is at road level; and there is a basement/lower ground level that gives access to the rear gardens.

Externally, to the front is parking for approximately seven vehicles. To the west is a sloped drive that leads to a further covered carpark with parking for approximately 20 cars together with a storage area. This leads to the rear garden at the lower level, which is grassed and bordered by trees and leads down to the river.

Internally, the bar is traditionally open plan with three sections being a narrow central bar area with ‘games/function rooms’ and facilities at either end extending into the ‘tower’ at ground floor level.

Behind the bar is a small commercial kitchen with further washroom area, together with an office.

To the rear of the main bar is a lean-to conservatory with a clear plastic roof and windows to the external side. This is supported at first floor level to overlook the garden.

There is a stairwell at the western end of the building that leads from basement to second floor. At the bottom of the stairs there are two office/store rooms, then the cellar which runs directly under the bar and houses the beer barrels and pumping mechanism. This then leads to a further ‘garden bar’ that has a roller shutter door that leads out to the garden area.

From the ground floor the stairwell leads to a first floor with bathroom, wc and a single and double bedroom. Then up again to a second floor with a further single bedroom.

Accommodation

The property provides the following Gross Internal floor areas:-

Description	sq m	sq ft
Basement	118.7	1,278
Ground floor	139.2	1,499
First floor	26.0	280
Second floor	7.7	83
Total GIA	291.7	3,140

The site area is approximately 1.04 acres (0.42 hectares).

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

IMPORTANT NOTICES

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Business Rates

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

Description	Public house & premises
Rateable Value	£3,000
Rates payable for 2024/2025	£1,497

Price

Price on application.

VAT

It is understood that VAT is applicable.

Legal Costs

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

EPC Rating

To be confirmed.

Viewing & Further Information

Strictly by appointment with the sole selling agent:-

Brown & Co

The Atrium
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