



Yaxham Mill

Ref: 1446719

Norwich Road, Yaxham, Dereham, Norfolk, NR19 1RH

Freehold: £410,000

Stunning former mill tower

Beautiful views over countryside

Close to Dereham and Norwich

Long established & successful B&B business

6 double en-suite guest accommodation

Ideal family business, viewing is strongly advised. Energy Rating C



Consisting of a late 19th Century Mill Tower that operated for over 60 years, closing in the 1920's, when it was converted to private accommodation. The tower comprises six floors providing three bedrooms, lounge, kitchen and ground floor breakfast room for guests staying in the adjacent accommodation. The tower being around 50ft tall provides stunning views across adjoining countryside.

The letting accommodation was added later and provides six double size en-suite guest rooms for B&B use, within a two storey brick building.

The Mill Tower has in more recent years undergone significant renovations to include new UPVC windows and doors, and re-rendering of the entire mill tower.

Location

Yaxham is a village in the county of Norfolk, set within beautiful countryside, yet being only two miles to the south of Dereham and 20 miles west of Norwich. The main A47 links Norwich and the coastal towns of Great Yarmouth and Gorleston, with the historic port of Kings Lynn to the north of the village. The location has a number of major visitor attractions, such as the Mid-Norfolk Railway, a heritage attraction that operates between Dereham and Wymondham. The property can also easily provide accommodation for tourists visiting the stunning North Norfolk coastline.

Letting Accommodation

Guest accommodation is provided over two floors:

Ground floor: * Three double en-suite bedrooms * One room provides a wet-room

First floor: * Three double en-suite bedrooms.



Internal Details

Mill Tower: * Reception area with stairs off * Laundry room * Guest breakfast room with still, kitchen with storage cupboards, tables and chairs for guests

First floor: * Room providing additional guests breakfast area

Second floor: * Domestic kitchen area * Family bathroom

Third floor: * Double bedroom

Fourth floor: * Double bedroom

Fifth floor: * Double bedroom

Fixtures & Fittings

Fitted and equipped for commercial trade.



Owner's Accommodation

Currently, the Mill Tower provides private/owners accommodation but, this could also, potentially, be separately let to provide additional income. Our clients do not currently use the accommodation for their own use.

The Opportunity

Acquired by our clients as a trading going concern in early 2021, it had not been running to its potential and was in need of some restoration, which our clients have now completed. Owing to personal circumstances, they are now looking to sell this wonderful family business with the opportunity of running a manageable B&B business in an exceptional part of East Anglia.

The owner's choose to operate the business below the VAT threshold (£90,000 p.a. 01.04.2024), but it can demonstrate that additional annual income can be achieved with longer availability, establishing good contracts with local businesses, management of booking sites and by letting out the Mill Tower as well.

External Details

Enclosed private owners garden, enclosed by fencing with a summer-house.

Shared rear car park provides secure guest parking.

Staff

Currently operated by husband and wife, with the assistance of two part-time housekeepers.





Trading Information

Trading profit & loss accounts provided by our client show that net sales income for the year ending 31st December 2022 were £84,142, and similar income is anticipated to be demonstrated in the year ending 2023 accounts, as well, as mentioned, they keep within the VAT threshold. Trading information can be made available to interested parties following the completion of an NDA and a viewing of the property.

Tenure

Freehold.

Business Rates

The rateable value for the property from 1 April 2023 is £4,250 for the current year.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Ipswich



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